

**MINUTES OF MEETING
VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Verandah East Community Development District held a Regular Meeting on October 8, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

David L. Moore	Chair
Richard (Denny) Shields, Jr.	Vice Chair
John Sample	Assistant Secretary
Jacqueline Voiles	Assistant Secretary
Stu Axelrod	Assistant Secretary

Also present:

Cleo Adams	District Manager
Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Mark Zordan	District Engineer
Andy Nott	Superior Waterways
Bill Kurth	Premier Lakes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update/Discussion: Letter to Crosscreek Environmental, Inc. Regarding Notice of

**Funds Request for Lake and Wall
Maintenance**

Mrs. Adams recalled previous discussions of terminating the Crosscreek Environmental Inc. (CEI) contract effective immediately and securing another contractor for lake and wetland maintenance. Since then, Staff retained another contractor to do an initial required cleanup, on a month-to-month basis, until a Request for Proposals (RFP) can be presented to the Board.

Referencing an email from CEI that was received on September 29, 2025, Mrs. Adams stated that CEI is agreeable to the \$20,377.34 that the CDD is withholding. She discussed the total outstanding amount of \$3,172.66, the current contractor, and a \$1,400 change order.

Mrs. Adams and Ms. Willson responded to questions regarding how much is left over in the lake maintenance budget for Fiscal Year 2026, the percentage for maintenance of the lakes and wetlands for Verandah East CDD and Verandah West CDD, shared costs, the amount owed by CEI, and how much it would cost to pursue collections from CEI via small claims court or to send a demand letter.

The Board consensus was for Ms. Willson to send a strongly-worded demand letter to CEI.

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, authorizing District Counsel to draft and mail a demand letter to Crosscreek Environmental, Inc., requesting funds owed for incomplete work in the Verandah East CDD and Verandah West CDD, was approved.

Mr. Moore suggested scheduling a special meeting to decide whether to take further legal action against CEI.

FOURTH ORDER OF BUSINESS**Consideration of Award of Contract for
Lake and Wetland Maintenance**

Mr. Willis stated Staff requested lake and wetland maintenance proposals from five companies. Responses were received from Superior Waterways (Superior) and Premier Lakes (Premier).

Mr. Willis asked Andy Nott and Bill Kurth to give their presentations.

Mr. Nott, of Superior, stated he has been in this industry for 24 years, his company has been in business for five years and he has several offices throughout Florida. He discussed his familiarity with the property, issues that need to be addressed with regard to the littorals, the number of technicians that will service the property per week, reports and pricing.

Mr. Nott responded to questions regarding the \$16,346 price differential from Premier, a compliance guarantee, whether technicians will have oversight by a Manager, if additional employees will need to be hired to service the contract, employee turnover and when Sonar® treatments will commence.

Mr. Kurth, of Premier, discussed his professional background, credentials, experience and familiarity with the Verandah CDDs, and the littoral shelves and number of technicians that will service the property each week.

Mr. Kurth responded to questions regarding the number of employees that Premier has, the increased cost of labor and Premier's turnover and retention rates.

Mr. Kurth and Mr. Nott stepped out of the meeting room so the Board could consider the two proposals.

Discussion ensued regarding maintenance requirements, resident complaints, vendor responsiveness, prior issues with CEI and Superior's pricing, the budget and which company to engage.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

- **Discussion/Update: Trustee/Bank Mutual Fund Alternative Sources**

Mr. Adams stated he reviewed what Mr. Sample previously provided with the Trustee representative in the context of the requirements of the Trust Indenture and Statute 218, as it is the investment guideline statute. The Vanguard settlement seems to be a qualifying security that the Board could consider investing in in the future. This would be subject to an arbitrage rebate calculation; a higher interest rate will be charged after 2026 and the CDD might have an opportunity to change courses and make sure that it stays as close as possible to the amount borrowed to the amount earned. It has been ten years since the CDD refinanced.

Mr. Adams discussed the changing market conditions.

Regarding how to prepare to take action at the appropriate time, Mr. Adams suggested continuing to watch the market and interest rates, keeping in mind that, generally, these types of investments do not go in lockstep with what the Treasury Department is doing with the general borrowing interest rates. There may be a slight reduction over time.

▪ **Consideration of Award of Contract for Lake and Wetland Maintenance**

Consideration of this item, previously the Fourth Order of Business, resumed.

On MOTION by Mr. Moore and seconded by Mr. Axelrod, with all in favor, awarding the Lake and Wetland Maintenance Contract to Premier Lakes, based on costs, quality and schedule, and authorizing District Counsel to prepare a form of agreement, was approved.

• **Financial Highlights Report**

This item was included for informational purposes.

SIXTH ORDER OF BUSINESS

**Approval of August 13, 2025 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Sample and seconded by Mr. Moore, with all in favor, the August 13, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Johnson Engineering, Inc.

There were no reports from District Counsel or District Engineer.

C. District Manager: Wrathell, Hunt & Associates, LLC

• **District Manager's Report**

The District Manager's Report was included for informational purposes.

• **Operations Report**

• **NEXT MEETING DATE: January 14, 2026 at 1:00 PM**

○ **QUORUM CHECK**

All supervisors confirmed their attendance at the January 14, 2026 meeting.

Mr. Sample will attend via telephone.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

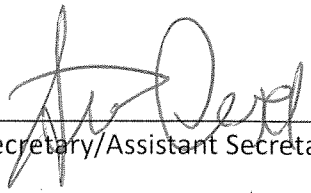
Adjournment

<p>On MOTION by Ms. Voiles and seconded by Mr. Sample, with all in favor, the meeting adjourned at 2:08 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

VERANDAH EAST CDD

October 8, 2025



Secretary/Assistant Secretary



Chair/Vice Chair