

VERANDAH WEST

COMMUNITY DEVELOPMENT

DISTRICT

October 8, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Verandah West Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

<https://verandahcdds.net/>

October 1, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Verandah West Community Development District

Dear Board Members:

The Board of Supervisors of the Verandah West Community Development District will hold a Regular Meeting on October 8, 2025 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Update/Discussion: Letter to Crosscreek Environmental, Inc. Regarding Notice of Funds Request for Lake Maintenance
4. Consideration of Award of Contract for Lake and Wetland Maintenance
5. Discussion/Consideration of Letter of No Objection for Observation Pier
6. Acceptance of Unaudited Financial Statements as of August 31, 2025
 - Financial Highlights Report
7. Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: January 14, 2026 at 2:00 PM

○ QUORUM CHECK

SEAT 1	JEFFREY JORDAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SUSIE MCINTYRE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	EDWARD FAYNOR	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	NORMAN TOBACK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	GERALD BALDWIN	☐ IN PERSON	☐ PHONE	☐ NO

9. Supervisors' Requests

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,


Cleo Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 709 724 7992

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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Brendha Silva

From: Cleo Adams
Sent: Monday, September 29, 2025 10:24 AM
To: Daphne Gillyard
Cc: Ruta Viola; Gianna Denofrio; shane willis; Madison Tappa; Alyssa Willson; dmoore@verandahcdds.net; 'jeff.jordan@kw.com'
Subject: Verandah East and Verandah West October Agenda
Attachments: CrossCreek Funds Request Revised. 9.26.25.doc

Hi Daphne,
Happy Monday! Please include the attached letter as well as the below email to the agenda for both VE and VW consideration/discussion.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Matt <matt@crosscreekenv.com>
Sent: Monday, September 29, 2025 9:33 AM
To: Cleo Adams <crismond@whhassociates.com>
Subject: RE: Verandah East and Verandah West Withholding of Fees w CrossCreek

Good morning,

I am hopeful that the board will be agreeable to our offer of \$20,377.34, which reflects two months of withheld services. I believe this is a fair resolution and would like to move forward from here without any further payment being made.

From what I've gathered, the technician who went out to "clean" these areas noted that very little work was actually required, as our treatments had already been effective. The results took a little more time to show since they were selective applications around beneficial vegetation, which is why the improvements weren't immediately visible.

Please share this with the board for consideration and let me know if this is acceptable so we can put this behind us and continue moving forward in a positive way.

Thank you for your time and understanding.

Respectfully,

Matt Jones

Crosscreek Environmental Inc.

Cell # (863) 279-8711

matt@crosscreekenv.com

From: Cleo Adams <crismond@whhassociates.com>

Sent: Friday, September 26, 2025 12:58 PM

To: Gail Allums <gail@crosscreekenv.com>

Cc: George Bowling <george@crosscreekenv.com>; shane willis
<willis@whhassociates.com>

Subject: Verandah East and Verandah West Withholding of Fees w CrossCreek

Good Afternoon Gail, Please see attached. SW Florida Strong – Cleo Adams District
Manager Wrathell, Hunt & Associates, LLC 9220 Bonita Beach Road Suite
#214

Good Afternoon Gail,
Please see attached.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE
INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

**VERANDAH EAST AND VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
FROM THE OFFICE
OF THE DISTRICT MANAGER
9220 BONITA BEACH ROAD, SUITE 214, BONITA SPRINGS, FL 34135
(239) 498-9020**

September 26, 2025

Via Email and Fed-Ex

Crosscreek Environmental, Inc.
Attn: George Bowling
111 61st Street E
Palmetto, FL 34221
george@crosscreekenv.com

Re: VERANDAH EAST AND WEST CDDS – Notice of Funds Request - Lake & Wetland Maintenance And Verandah East CDD Wall Maintenance

Dear Mr. Bowling & Ms. Allums:

As a follow up from our September 22, 2025 phone conversation surrounding the Termination Notice with cause; as a result of the failure of Crosscreek to timely and correctly perform its obligations and work under the contract, and due to Crosscreek's uncorrected defective work, Verandah East and Verandah West CDD's were required to retain the services of another qualified vendor to perform services and correct the defective work of Crosscreek. As a result of Crosscreek's failure to comply with the contract requirements by letter dated July 20, 2025, Verandah East and Verandah West CDD's exercised its right to cancel the contract effective on August 15, 2025.

The Verandah East and Verandah West Community Development District's incurred expenses totaling \$23,550.00 for the required Lake and Wetland Maintenance. The District withheld April and July Payments totaling \$20,377.34; leaving an outstanding amount due to the District's in the amount of \$3,172.66 as follows:

- \$16,000.00 (initial cleanup)
- \$ 7,550.00 (C/O for the Removal of Cattail – Lake P-4)
\$23,550.00 Verandah East & Verandah West CDD's
\$20,377.34 (Funds held for Invoice 22182 and 21070 from CrossCreek)
\$ 3,172.66

**VERANDAH EAST AND VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
FROM THE OFFICE
OF THE DISTRICT MANAGER
9220 BONITA BEACH ROAD, SUITE 214, BONITA SPRINGS, FL 34135
(239) 498-9020**

The Verandah East Community Development District incurred expenses totaling \$1,800.00 for the required Monthly trim back of Vegetation adjacent to the perimeter wall and conservation areas. The District withheld the July Payment totaling \$150.00; leaving an outstanding amount due to the District the amount of \$1,650.00 as follows:

- \$2,800.00 Verandah East Wall Maintenance adjacent to Conservation areas
- \$1,000.00 (C/O Reduction specific to Verandah East Wall Maintenance)
\$1,800.00
\$ 150.00 (Funds held for Invoice 22181 from CrossCreek).
\$1,650.00 Balance Due to Verandah East Community Development District.

The Districts are requesting reimbursement from Crosscreek Environmental for the cost incurred to bring the property into compliance and based on the specifications of the contract.

As we have discussed, the District has numerous photo documentation of the lakes out of compliance. The District has pictures of the Verandah East CDD lack of vegetation maintenance adjacent to the perimeter fencing/walls. Should you wish to discuss, please contact me (239) 989-2939.

Sincerely,

Verandah East and West Community Development Districts

Cleo Adams
District Manager

Enclosures

Cc: Alyssa Willson – District Counsel
Chuck Adams - District Manager

File
Mailed: Via Email & Fed-Ex

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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Wrathell, Hunt and Associates, LLC

MEMORANDUM

Date: October 8, 2025

To: Verandah East & Verandah West Board of Supervisors

From: Shane Willis – Operations Manager

Subject: Consideration of Award of Contract – Lake & Wetland Maintenance

Cc: File

Crosscreek Environmental was terminated on August 5th due to non-compliance with the District's executed contract agreement. District Staff retained Superior Waterway Services to provide the initial lake cleanup and placed on a month-to-month basis for on-going contract services specific to lake maintenance. Staff recently solicited a Request for Proposals (RFP) based on the contract specifications provided by the District.

A total of five lake & wetland maintenance companies were contacted with two providing proposals (one declined to participate & one was nonresponsive). As is typical with the Districts contracts, this is a one-year contract with a second-year option of renewal and at the sole discretion of the Districts. The financial tabulation is as follows:

<u>Company:</u>	<u>1st Year Price:</u>	<u>2nd Year Price:</u>
• Premier Lakes	\$144,000.00	\$150,000.00
I. VE Wall Maintenance	\$1,800.00	\$1,800.00
• Superior Waterways	\$159,610	\$165,060.28
I. VE Wall Maintenance	\$1,800.00	\$1,800.00

Premier Lakes have the capability of maintaining the contract and have decades of experience in Lakes and Wetlands management providing a wide range of aquatic and wetland services. Their confirmed references are Fiddler's Creek CDD #1, Harbour Isles CDD, Tern Bay CDD as well as The Brooks Of Bonita Springs CDD I and II.

Superior Waterway Services, Inc. was founded in 1999 out of Riviera Beach, Fl with a SW Florida office in North Port and provide a wide range of aquatic and wetlands services. Their confirmed references are Mediterra CDD, BRGE CDD (Bonita National), & Bayside Improvement District & Bay Creek CDD (The Colony and Pelican Landing).



Wrathell, Hunt and Associates, LLC

The contract with CrossCreek Environmental, Inc was \$122,264.00, which did not include the Verandah East Wall Maintenance of \$1,800.00, and was not a shared cost with Verandah West.

The District's current combined budget is \$123,000.00 for this service in Fiscal Year 2025/26.

Verandah East has budgeted \$1,800.00 specific to the wall vegetation maintenance adjacent to the conservation areas.

Premier Lakes submittal is \$21K over the budgeted amount for contract services, while Superior Waterway Services is \$37,346.00.

The District will have to utilize unassigned fund balance in order to cover these expenses. As a reminder, the Districts are funding aquascaping/pipe cleanout annually of \$96,300.00 with a schedule of inspecting and cleaning every three years. Next schedule for this service is Fiscal Year 2028.

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
FROM THE OFFICE
OF THE DISTRICT MANAGER
9220 BONITA BEACH ROAD, SUITE 214, BONITA SPRINGS, FL 34135
(239) 498-9020**

LETTER OF NO OBJECTION

October ____, 2025

South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

To Whom It May Concern:

My name is Cleo Adams. I serve as the manager of the Verandah West Community Development District (the "District"). Nicholas and Mary Bartholomew, the residents of Block B Lot 31 (the "Lot"), as described in the plat entitled Verandah Unit Seven, recorded in Plat Book 83, Pages 23-31, of the Public Records of Lee County, Florida, as such lot is owned by Nicholas Lee Bartholomew TR, for Bartholomew Family Trust, has notified the District of their intent to construct an observation pier on the Lot (the "Pier") on property owned by the District and subject to a deed of conservation easement recorded as Instrument Number 2006000086660 of the Public Records of Lee County, Florida, (the "Conservation Easement") pursuant to rights granted in an easement agreement recorded as Instrument Number 2009000101838 of the Public Records of Lee County, Florida (the "Easement Agreement").

The District has reviewed the plans relative to the Pier, along with the relevant plat, easement and other documentation. In consultation with the District's engineer, the District determined it would be amendable to issue this letter of no objection to the construction of the Pier so long as all conditions of the Easement Agreement, Conservation Easement including requirements of the referenced South Florida Water Management District Environmental Resource Permit and the Army Corps of Engineers Permit, and any other applicable requirement of law regarding the construction and use of the Pier are followed.

Accordingly, please allow this correspondence to serve as a letter of no objection regarding the request from Mr. and Mrs. Bartholomew for the encroachment.

Sincerely,

Cleo Adams, District Manager
Verandah West Community Development District

Prepared by:

David L. Cook, Esq.
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, Florida 34134

Parcel ID No. a portion of: 31-43-26-12-000C1.0000
No consideration

INSTR # 2009000101838, Pages 21
Doc Type EAS, Recorded 04/17/2009 at 12:43 PM,
Charlie Green, Lee County Clerk of Circuit Court
Deed Doc. \$0.70 Rec. Fee \$180.00
Deputy Clerk NFERGUSON
#1

GRANT OF EASEMENT 21

This Grant of Easement is given this 18th day of November, 2008, from Verandah Development LLC, a Florida limited liability company, hereinafter called "Grantor," to Albert J. Alexander, II and Jeanette L. Alexander, husband and wife, hereinafter called "Grantee," whose address is 3871 River Point Dr., Fort Myers, FL 33905. Grantor hereby grants, sells, transfers, conveys and delivers to Grantee the following easement;

BOARDWALK AND OBSERVATION PLATFORM EASEMENT

An easement over and across the property described in attached Composite Exhibit A, for purposes of construction, maintenance and use of a boardwalk and observation platform. Provided, however, (a) the boardwalk and observation platform shall be constructed in strict compliance with all applicable terms of Permit No. 36-04314-P dated October 18, 2002, (the SFWMD Permit), issued by the South Florida Water Management District, the Staff Report dated September 26, 2002, (the SFWMD Staff Report), issued prior to the SFWMD Permit, and the Army Corps of Engineers Permit No. 20000157(IP-DY) (the COE Permit), including (i) special condition 16 of the SFWMD Permit, (ii) paragraphs 3.a. and 3.b (i)-(v) of the SFWMD Staff Report, (iii) the second full paragraph of page 13 of the SFWMD Staff Report, (iv) the last paragraph of page 19 of the SFWMD Staff Report, extending over to page 20, and (v) Attachment H: Special Conditions of the COE Permit, and (b) the boardwalk and observation platform shall be constructed in the general location and the dimension depicted in Attachment B, sheet 15 of the COE Permit and in accordance with the conditions shown in Attachment B, sheets 18, 19, and 27 of the COE Permit. Those pages of the Permit, SFWMD Staff Report and COE Permit referenced herein are attached hereto as Composite Exhibit B.

As to the easement description in Composite Exhibit A herein, this Grant of Easement is intended to Grant an easement which is appurtenant to and for the benefit of Lot 31, Block B, over and across part of Tract C-1, Verandah Unit Seven, according to the Plat thereof recorded in Plat Book 83, Pages 23-31, Public Records of Lee County, Florida (the Benefited Lot). The easement granted herein may not be conveyed or assigned separately from the Benefited Lot.

For clarification, the lot which is adjacent to the easement description in Exhibit "A" is numbered 31. On the sheet numbered 15 in Exhibit "B", the lot is described as Lot 9. When the Plat of Verandah Unit Seven was recorded, the lots were renumbered, therefore, Lot number 9 on Exhibit "B" is one and the same as Lot number 31 on Exhibit "A".

IN WITNESS WHEREOF, the Grantor has executed this instrument or caused the same to be executed by its representatives, there unto duly authorized on the day and year first above written.

Witnesses:

Bonnie Thinner
Signature

BONNIE THINNER
Name Printed

Joanne Janes
Signature
Joanne Janes

Name Printed

GRANTOR:

Verandah Development LLC, a Florida
limited liability company

By: Resource Conservation Properties, Inc.
a Florida corporation
Its: Managing Member
(CORPORATE SEAL) ✓

By: [Signature]

Printed Name: Gary R. Dumas

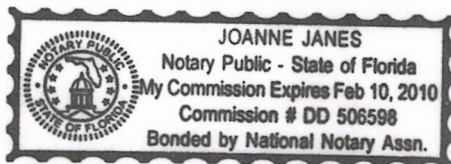
Its: Vice President

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day
of November, 2008, by Gary R. Dumas as vice President of
Resource Conservation Properties, Inc., the Managing Member of Verandah
Development LLC, who is personally known to me.

[Seal]

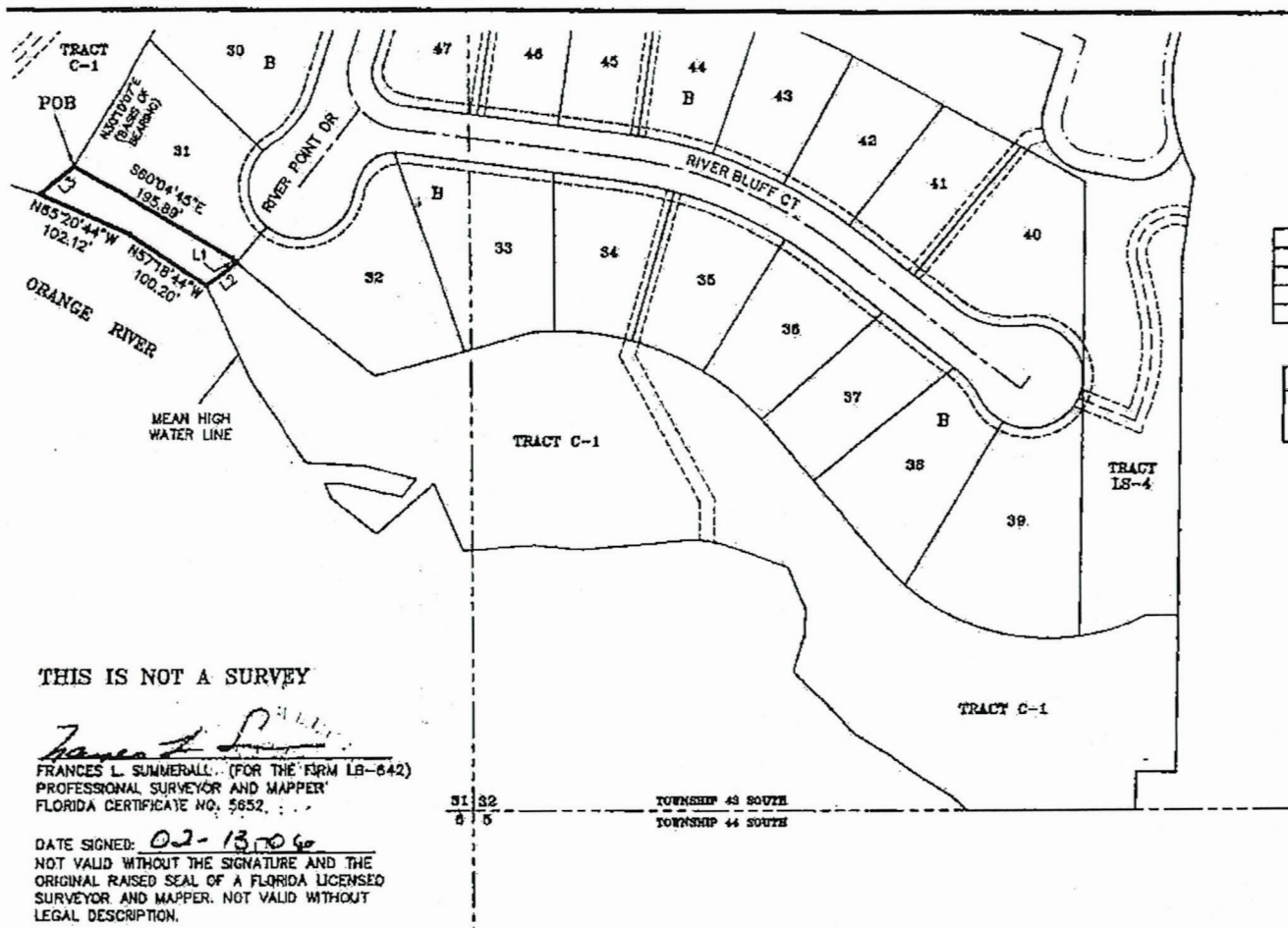


#1640239

Joanne Janes
Notary Public

Joanne Janes
Print/Type Name of Notary

My Commission Expires: 2/10/10



LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°25'48"E	8.80
L2	S52°57'04"W	40.44
L3	N49°12'04"E	45.44

LEGEND

TRACTS	
C	= CONSERVATION
LS	= LANDSCAPE BUFFER



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 31, BLOCK B, VERANDAH UNIT SEVEN, PLAT BOOK 83, PAGES 23-31, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING N 30°10'07" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POB = POINT OF BEGINNING.
4. PARCEL CONTAINS 0.17 ACRES, MORE OR LESS.
5. LEGAL DESCRIPTION ATTACHED

THIS IS NOT A SURVEY

Frances L. Summerall
 FRANCES L. SUMMERALL, (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 02-13-06
 NOT VALID WITHOUT THE SIGNATURE AND THE
 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER. NOT VALID WITHOUT
 LEGAL DESCRIPTION.

PARCEL LYING IN
 SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

B
 The Bonita Bay Group

Verandah™

JOHNSON
ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0048
 FAX (239) 334-3551
 E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
 EASEMENT FOR LOT 31, BLOCK B
 PART OF TRACT C-1, VERANDAH UNIT SEVEN
 PLAT BOOK 83, PAGES 23 THROUGH 31

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
FEB 2006	20044618	32-43-26	1"=150'	1 OF 2

EXHIBIT A

February 10, 2006

EASEMENT FOR LOT 31, BLOCK B

**PART OF TRACT C-1
VERANDAH UNIT SEVEN - PLAT BOOK 83, PAGES 23 - 31
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA**

An easement for Lot 31, Block B, over and across part of Tract C-1, Verandah Unit Seven, as recorded in Plat Book 83, pages 23 through 31, in the Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 31, Block B, thence run the following courses along the southerly line of said lot: S 60° 04' 45" E for 195.89 feet; S 50° 26' 46" E for 6.80 feet; thence departing said southerly lot line, run S 52° 57' 04" W for 40.44 feet to an intersection with the mean high water line of Orange River; thence run the following courses along said mean high water line: N 57° 18' 44" W for 100.20 feet; N 65° 20' 44" W for 102.12 feet; thence departing said mean high water line, run N 49° 12' 04" E for 45.44 feet to the Point of Beginning.

Containing 0.17 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the westerly line of Lot 31, Block B, Verandah Unit Seven, recorded in Plat Book 83, pages 23 through 31, in the Public Records of Lee County, Florida, as bearing N 30° 10' 07" E.

20044618 EASEMENT FOR LOT 31 BLOCK B-VERANDAH UNIT SEVEN 021006

EXHIBIT B

PERMIT NO: 36-04314-P

PAGE 10 OF 16

fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Fencing shall remain in place until all adjacent construction activities are complete.

16. The observation pier and walkway pilings shall be constructed of plastic, concrete or greenheart, non-CCA treated wood or wood wrapped in 30 to 60 mil pvc.
17. Any docking facility proposed in the future shall require approval by the District through a modification to the existing Environmental Resource Permit. The permittee is hereby notified that due to very shallow water depths at the site, and based on current District environmental permitting criteria, any proposed docking facility may only be permitted in limited scope or may not be permittable. The permittee is also advised to notify potential unit owners that purchase of a unit does not imply that any onsite docking facilities will be available in the future.
18. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.
19. No later than January 10, 2003, the permittee shall provide to the District the fully executed and recorded Conservation Easement documents depicted in Exhibits 34, 54A-54F and 56A-56G, to this staff report.
20. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
21. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
22. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
23. Minimum building floor elevation:
BASIN: A/CM - 8.30 feet NGVD.
BASIN: B - 8.00 feet NGVD.
BASIN: F - 9.00 feet NGVD.
BASIN: F1 - 9.00 feet NGVD.
BASIN: G - 9.60 feet NGVD.
BASIN: H - 9.50 feet NGVD.
BASIN: M Conceptual - 10.00 feet NGVD.
BASIN: O Conceptual - 10.00 feet NGVD.
BASIN: P Conceptual - 10.00 feet NGVD.
BASIN: Q Conceptual - 10.00 feet NGVD.
BASIN: R Conceptual - 11.40 feet NGVD.
BASIN: S Conceptual - 11.00 feet NGVD.
BASIN: T Conceptual - 10.10 feet NGVD.
BASIN: U Conceptual - 13.00 feet NGVD.
BASIN: W Conceptual - 12.20 feet NGVD.
BASIN: X Conceptual - 12.10 feet NGVD.
BASIN: Y Conceptual - 12.10 feet NGVD.
BASIN: Z Conceptual - 13.40 feet NGVD.
BASIN: AA Conceptual - 12.50 feet NGVD.
BASIN: BB Conceptual - 12.60 feet NGVD.
24. Minimum road crown elevation: Basin: A/CM - 6.30 feet NGVD.
Basin: B - 5.60 feet NGVD.

EXHIBIT B

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. Passive Recreational Facilities. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any District rule, criteria, the Permit and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this conservation easement may be permitted upon written approval by the District.

a. The Grantor may conduct limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks, or mulched walking trails. Grantor shall submit plans for the construction of the proposed facilities to the District for review and written approval prior to construction.

b. The construction and use of the approved passive recreational facilities shall be subject to the following conditions:

i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Conservation Easement Area and shall avoid materially diverting the direction of the natural surface water flow in such area;

ii. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;

iii. Adequate containers for litter disposal shall be situated adjacent to such facilities and improvements and periodic inspections shall be instituted by the maintenance entity, to clean any litter from the area surrounding the facilities and improvements;

APPLICATION NUMBER

001027-4

ADDITIONAL REVISED SUBMITTAL

JUN 06 2002

EXHIBIT B

Third Party Bene Passive form - June 1998

iv. This conservation easement shall not constitute permit authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, District or local permitting requirements.

v. The construction and use of single-family docks and any community docks will only be permitted in or on the Property if the Verandah Development, LLC, or its successors and assigns, receives modifications to the South Florida Water Management District Environmental Resource Permit and the Army Corps of Engineers Permit authorizing the construction and use of such docks.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. Neither Grantee nor the District shall be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Property.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. The District shall have third party enforcement rights of the terms, provisions and restrictions of this conservation easement. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, or the District, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws. No assignment or conveyance of the conservation easement shall be made unless prior written approval is given by the District, to the Grantee.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

EXHIBIT 54D

EXHIBIT B

200001574(IP-DY)
Verandah

**ATTACHMENT H:
SPECIAL CONDITIONS**

Standard Manatee Construction Conditions
(5 Pages)

EXHIBIT B

STANDARD MANATEE CONSTRUCTION CONDITIONS

June 2001

The permittee shall comply with the following manatee protection construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of manatees and the need to avoid collisions with manatees. All construction personnel are responsible for observing water-related activities for the presence of manatee(s).
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act of 1972, The Endangered Species Act of 1973, and the Florida Manatee Sanctuary Act.
- c. Siltation barriers shall be made of material in which manatees cannot become entangled, are properly secured, and are regularly monitored to avoid manatee entrapment. Barriers must not block manatee entry to or exist from essential habitat.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- e. If manatee(s) are seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure protection of the manatee. These precautions shall include the operation of all moving equipment no closer than 50 feet of a manatee. Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment. Activities will not resume until the manatee(s) has departed the project area of its own volition.
- f. Any collision with and/or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-232-2580) for north Florida or Vero Beach (1-561-562-3909) in south Florida.
- g. Temporary signs concerning manatees shall be posted prior to and during all construction/dredging activities. All signs are to be removed by the permittee upon completion of the project. A sign measuring at least 3 ft. by 4 ft. which reads *Caution: Manatee Area* will be posted in a location prominently visible to water related construction crews. A second sign should be posted if vessels are associated with the construction, and should be placed visible to the vessel operator. The second sign should be at least 8 1/2" by 11" which reads *Caution: Manatee Habitat. Idle speed is required if operating a vessel in the construction area. All equipment must be shutdown if a manatee comes within 50 feet of operation. Any collision with and/or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. The U.S. Fish and Wildlife Service should also be contacted in Jacksonville (1-904-232-2580) for north Florida or in Vero Beach (1-561-562-3909) for south Florida.*

CAUTION

MANATEE HABITAT

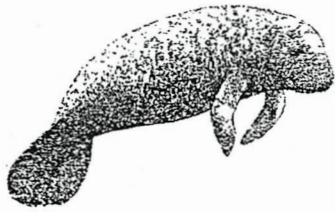
IDLE SPEED is required if operating a vessel
in the construction area.

All Equipment must be SHUT DOWN if a manatee
comes within 50 feet of operation.

Any collision with and/or injury to a manatee shall be reported
immediately

to the **FWC** at:

1-888-404-FWCC
(1-888-404-3922)



Permanent Manatee Sign Information

(Revised June 2001)

There are two types of approved permanent manatee signs that may be required by permit or lease: educational signs and awareness signs (see page 2 for detailed descriptions). These educational signs are non-regulatory in nature.

The permit/lease holder should forward a project site plan to the Bureau of Protected Species Management (620 South Meridian Street, OES-BPS, Tallahassee, FL 32399-1600) with the type, number, and location of signs indicated on the site plan. The applicant should also include a location map of the facility in relation to waterways, a county location map, and the permit and/or lease number associated with the project. BPSM will review the sign placement proposed for the project and notify the applicant within 30 days of receiving the plan if the signs and locations are unacceptable. Correspondence may be sent to offer suggestions on the type, number, and location of the signs. If the applicant has not received a response within 30 days, the proposed signs and their locations should be considered approved. Letters indicating approval of a sign site plan are available upon request.

The educational signs must be placed in a prominent location for maximum visibility, such as near walkways, dockmaster offices, restrooms, or foot traffic access points to piers/docks. The awareness signs should be placed facing land on walkways or docks. Permanent manatee signs should not be installed on pilings in the water nor be attached to navigational markers. If a facility has multiple docks with separate walkways, signs should be installed near each walkway or dock. These signs should be oriented so that boaters using the facility will be reminded of the presence of manatees. The signs are not required to be in view of the general boating public. If approved signs and their locations are found to be out of accordance with these guidelines, the permit/lease holder will have to relocate or install additional signs.

The following specifications should only be considered guidelines for typical projects. Project locations near manatee important habitat, or involving other special circumstances may warrant additional signs.

Facility (wet, dry, temporary, or permanent)	Recommended Signs
Residential with less than 10 slips	• Site by site determination required
Boat ramps, charters or cruises, boat rental or restaurant facilities	• Educational Signs • Awareness Signs (may require multiple signs - site by site determination for quantity)
Facilities with greater than 10 slips	• Educational Signs (may require multiple signs - site by site determination for quantity) • Awareness Signs (may require multiple signs - site by site determination for quantity)

Manatee Awareness Sign

CAUTION



**MANATEE
AREA**

The "Caution: Manatee Area" sign is 3' by 4' and is available from all of the companies listed on the sign supplier list. These caution signs are intended to remind boaters using the facility of the presence of manatees while on the water. This sign will meet the manatee awareness display condition required by lease/permit.

Manatee Educational Signs

Protecting the Gentle Giant

Threats to the gentle giant, the manatee, include boat strikes, habitat loss, and pollution. A significant number of manatees are injured or killed by boat strikes each year. And, because manatees lack the ability to move quickly, they are often unable to avoid boats. Pollution, in the form of oil, sewage, and other contaminants, can also harm manatees. To protect this endangered species, it is important to take steps to reduce these threats.



These signs are 2' by 3' and are available only through Wilderness Graphics. "Protecting the Gentle Giant" lists the potential threats to manatees and what the public can do to help protect them. "The Florida Manatee" provides a general description of manatees and their behavior. These two signs must be displayed as a pair to meet the manatee educational display condition required by lease/permit.

The Florida Manatee

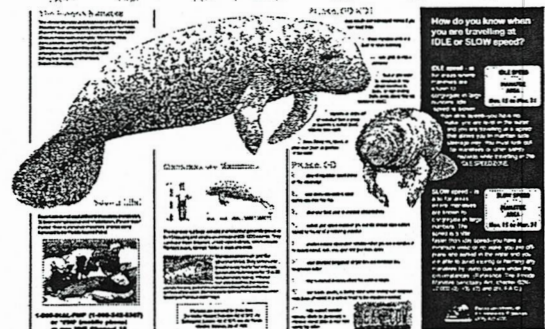
Manatees breathe air, just like other mammals. They spend much of their time underwater, feeding on seagrass. They have small ears and no external ears. Manatees breathe an average of every 2 to 3 minutes, but can stay submerged 15 to 20 minutes when at rest. The manatee lives 6-8 years in the wild, though old photos with the Florida manatee 10.



SAVE A LIFE!
Please do not drink and drive. It is illegal and dangerous. Please do not drink and drive. It is illegal and dangerous. Please do not drink and drive. It is illegal and dangerous.

The "Manatee Basics for Boaters" sign is 3' by 4' and is available from all of the companies listed on the sign supplier list. This educational sign provides information on the characteristics of manatees and the potential threat to this endangered species from boat operation. This sign will meet the manatee educational display condition required by lease/permit.

Manatee Basics for Boaters



An 8 1/2x11 copy of each of the signs is available upon request

Approved Sign Suppliers *for Manatee Signs*

Revised June 2001

Permanent manatee educational and awareness signs are available through the companies listed below or from other local suppliers throughout the state. Permit/lease holders, marinas, and boat docking/launching facilities should contact the sign companies directly to arrange for shipping and billing of the signs.

-
- | | |
|---|---|
| <ul style="list-style-type: none">▪ ASAP Signs & Designs
624-B Pinellas Street
Clearwater, FL 33756
Phone: (727) 443-4878
Fax: (727) 442-7573
▪ Wilderness Graphics, Inc.
P. O. Box 1635
Tallahassee, FL 32302
Phone: (850) 224-6414
Fax: (850) 561-3943
www.wildernessgraphics.com
▪ Municipal Supply & Sign Co.
1095 Fifth Avenue, North
P. O. Box 1765
Naples, FL 33939-1765
Phone: (800) 329-5366 or
(941) 262-4639
Fax: (941) 262-4645
www.municipalsigns.com
▪ Universal Signs & Accessories
2912 Orange Avenue
Ft. Pierce, FL 34947
Phone: (800) 432-0331 or
(561) 461-0665
Fax: (561) 461-0669 | <ul style="list-style-type: none">▪ Cape Coral Signs & Designs
1311 Del Prado Boulevard
Cape Coral, FL 33990
Phone: (941) 772-9992
Fax: (941) 772-3848
▪ United Rentals Highway Technologies
309 Angle Road
Ft. Pierce, FL 34947
Phone: (561) 489-8772
or (800) 489-8758 (FL only)
Fax: (561) 489-8757
▪ New City Signs
1829 28th Street North
St. Petersburg, FL 33713
Phone: (727) 323-7897
Fax: (727) 323-1897 |
|---|---|

EXHIBIT B

200001574(IP-DY)
Verandah

**ATTACHMENT B:
PERMIT DRAWINGS FOR STRUCTURES
AND WORK ALONG THE ORANGE RIVER**

27 pages dated November 14, 2002

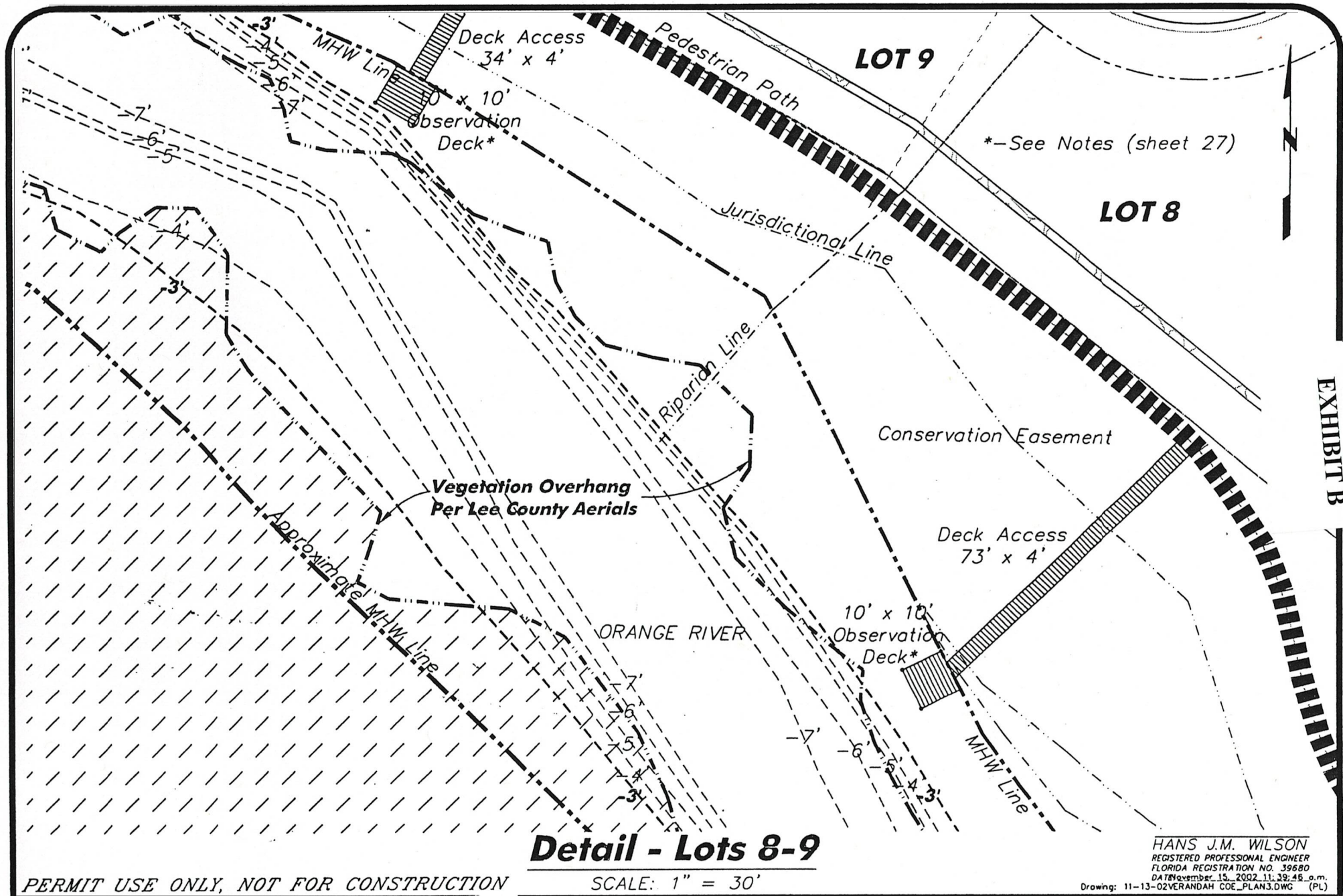


EXHIBIT B



HA

200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 15 of 27

C.

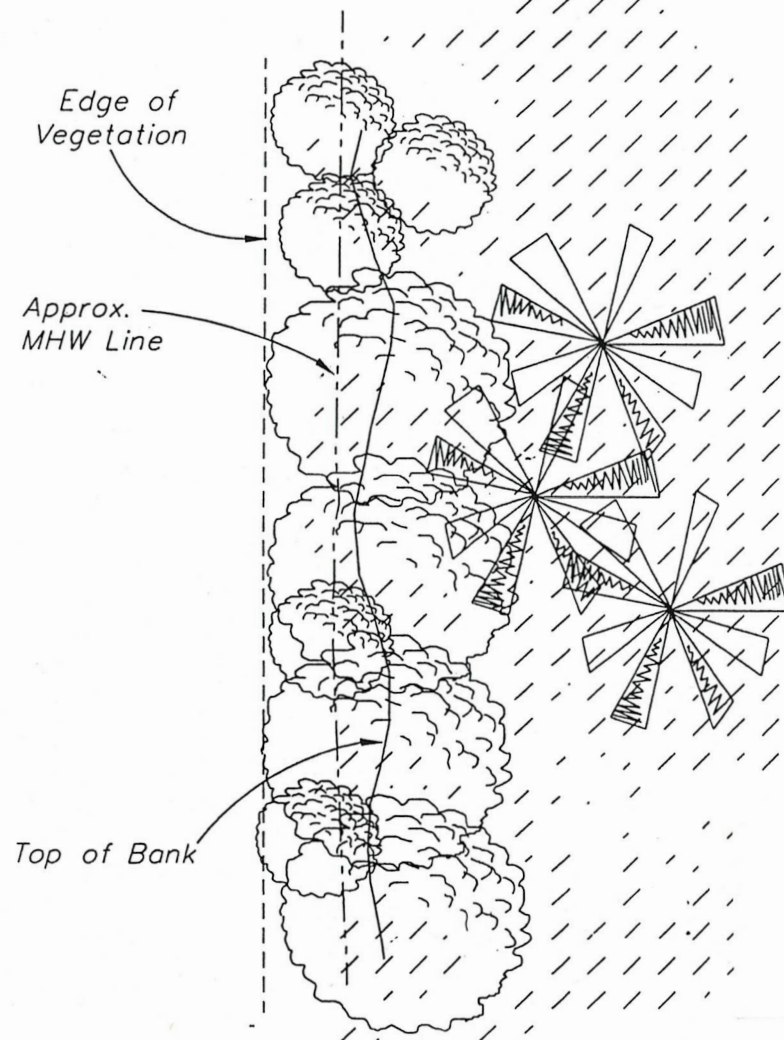
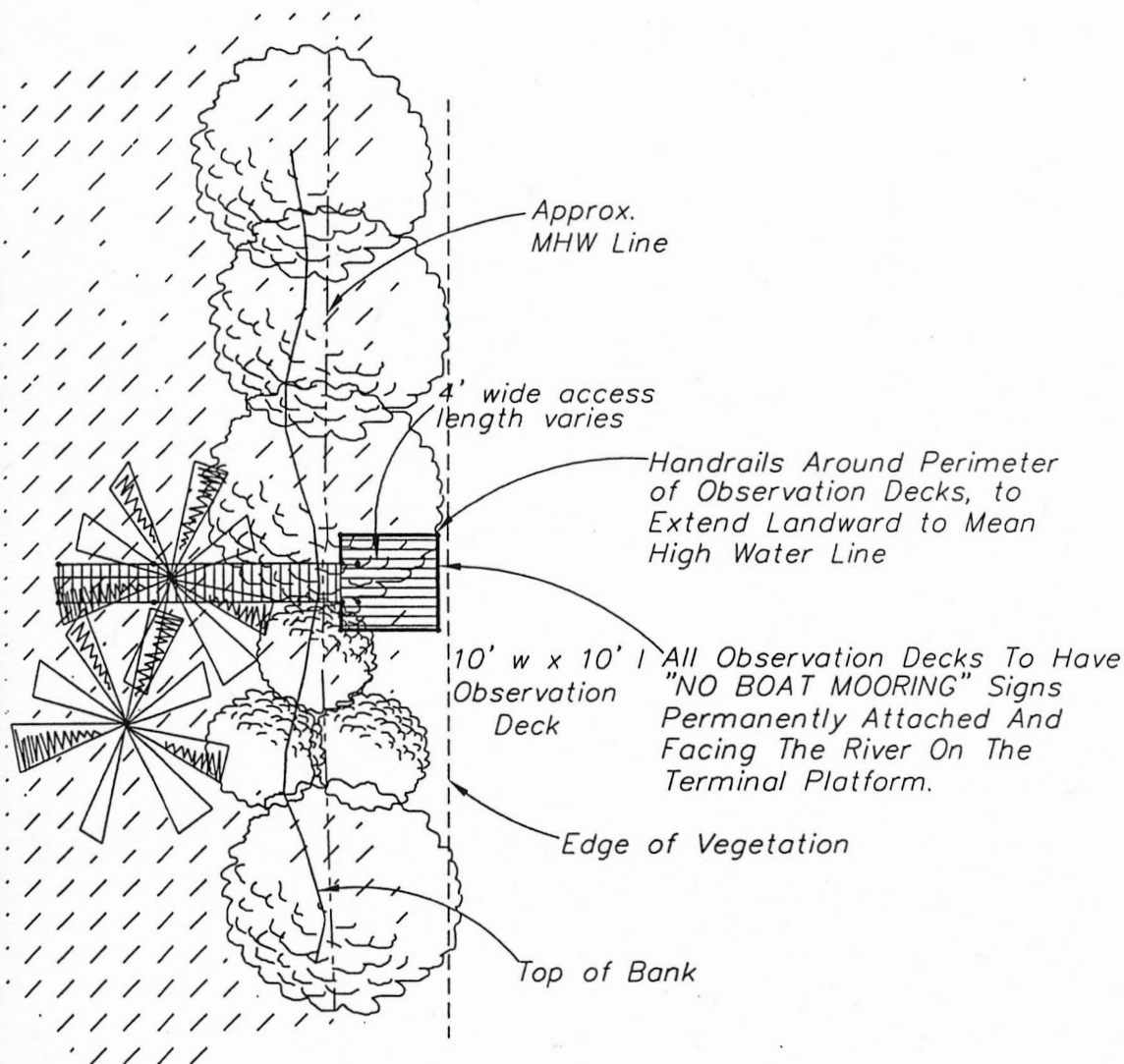
11/14/02

STATE ROAD 80 LLC

SHEET

15

0 10 20
SCALE FEET



Typical Observation Deck Plan

SCALE: 1" = 20'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: November 15, 2002 11:19:06 a.m.
Drawing: 11-13-02VERANDAH COE_XS3.DWG (CY)



HAI

2 200001574(IP-DY) Attachment B
T Verandah Nov. 14, 2002
A Sheet 18 of 27

11/15/02

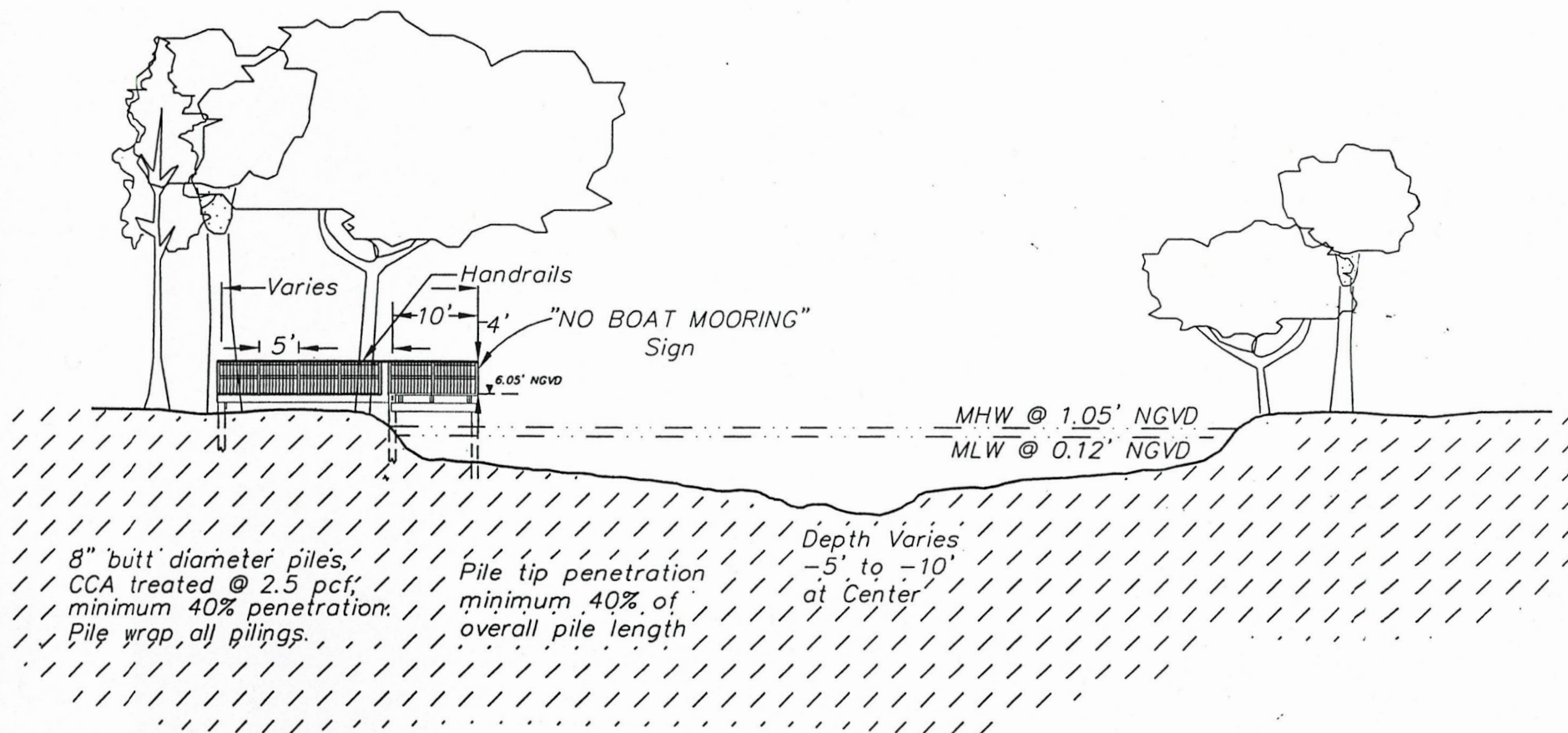
STATE ROAD 80 LLC

SHEET

18

EXHIBIT B

0 10 20
SCALE FEET



Typical Observation Deck Section

SCALE: 1" = 20'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON

REGISTERED PROFESSIONAL ENGINEER

FLORIDA REGISTRATION NO. 39680

DATE: November 15, 2002 11:19:06 a.m.

Drawing: 11-13-02VERANDAH COE_XS3.DWG (CY)



h

200001574(IP-DY) Attachment B

Verandah

Sheet 19 of 27

Nov. 14, 2002

VC.

11/15/02

STATE ROAD 80 LLC

SHEET

19

EXHIBIT B

Notes

1. All observation decks to have permanent handrails installed per "typical observation deck plan" (See sheet 18)
2. All observation decks to have "No Boat Mooring" signs permanently attached to the terminal platform and facing the water. (See typical no boat mooring sign detail on this sheet.)
3. All observation decks to be built at 5' above MHW (6.05' NGVD).
4. Applicant agrees to comply with March 15, 1995 Standard Manatee Construction Conditions.
5. All depths reference NGVD.



Typical No Boat Mooring Sign

EXHIBIT B

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE November 15, 2002 11:29:46 a.m.
Drawing: 11-13-02VERANDAH COE_PLAN3.DWG (PL)



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200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 27 of 27

11/14/02

STATE ROAD 80 LLC

SHEET

27



Mr. James Alexander
8521 Alma Street
Nashville IN 47448

May 17, 2007

Dear Mr. James Alexander

It has come to our attention that there is a perceived discrepancy in who actually owns the property from the back of lots 31-38 in River Point which border the Orange River, up to the rivers edge.

There is a conservation tract between the lots and the river, which is owned by the Verandah West Community Development District (VWCDD). Verandah Development LLC currently holds an easement across this tract. The South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) have placed specific protective restrictions on the conservation tract. In order to modify the conservation tract, property owners will be required to obtain an easement from Verandah Development LLC and a building permit from Lee County prior to commencing any work. The easement will contain a copy of the SFWMD/ACOE Special Conditions which precisely state what can be done within the easement. All plans for proposed construction shall be submitted to SFWMD for review and written approval prior to construction. Currently only boardwalks and observation decks will be permitted.

Any current modifications to the conservation tract including, creating pathways, clearing or planting vegetation, debris removal, etc. **must be stopped immediately** until proper authorization has been granted by SFWMD and the ACOE permit.

If you are planning to make a modification to the conservation tract please provide a written request to obtain an assignment of the easement adjoining your lot to:

Verandah Development LLC
9990 Coconut Road, Suite 200
Bonita Springs, FL 34135

Once you have received your Easement, you may then request a permit from the SFWMD to do any work within this conservation tract.

Sincerely,

Robin Leete
Director of Homeowner Associations
Bonita Bay Group



Henderson|Franklin
ATTORNEYS AT LAW

Bonita Bay Executive Center I
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, FL 34134
Tel: 239.344.1100 • Fax: 239.344.1200 • www.henlaw.com

Fort Myers • Sanibel

Reply to
Michele M. Gowdy
Receptionist/Legal Secretary
Direct Fax Number 239.344.1537
Direct Dial Number 239.344.1375
E-Mail: michele.gowdy@henlaw.com

May 4, 2009

VIA US MAIL

Robin Leete
Bonita Bay Group, Inc.
9990 Coconut Road, Suite 200
Bonita Springs, FL 34135

Re: Assignment of Easement;
Alexander Boardwalk & Observation Platform

Dear Robin:

Enclosed please find the original recorded Grant of Easement for the boardwalk and observation platform for Mr. and Mrs. Alexander .

Please feel free to call me with any questions.

Sincerely,

Michele M. Gowdy
Receptionist/Legal Secretary

MMG/
Enclosure



May 6, 2009

Mr. & Mrs. Albert J. Alexander
3871 River Point Dr.
Ft. Myers, FL 33905

Re: Assignment of Easement

Dear Mr. & Mrs. Alexander:

Enclosed please find the original recorded Grant of Easement for Boardwalk and Observation Platform for Lot 31, Block B, over and across part of Tract C-1 (conservation tract), Verandah Unit Seven.

Please feel free to call with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robin N. Leete", written in a cursive style.

Robin N. Leete
Director of Homeowner Associations



VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	Major Funds		
	General	Debt Service Series 2013	Total Governmental Funds
ASSETS			
Cash (SunTrust)	\$185,663	\$ -	\$ 185,663
Investments			
Revenue account	-	351,086	351,086
Reserve account	-	448,350	448,350
Off-roll Assessments receivable	-	5,351	5,351
Due from Verandah East	125	-	125
Deposits	57	-	57
Total assets	<u>\$ 185,845</u>	<u>\$ 804,787</u>	<u>\$ 990,632</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES			
Unearned revenue	2,994	-	2,994
Deferred revenue	-	5,351	5,351
Total deferred inflows of resources	<u>2,994</u>	<u>5,351</u>	<u>8,345</u>
Fund balances:			
Restricted for:			
Debt service	-	799,436	799,436
Unassigned	182,851	-	182,851
Total fund balances	<u>182,851</u>	<u>799,436</u>	<u>982,287</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$185,845</u>	<u>\$ 804,787</u>	<u>\$ 990,632</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ -	\$ 367,824	\$ 365,096	101%
Special assessment: off-roll	2,994	32,936	35,930	92%
Interest & miscellaneous	2	30	337	9%
Total revenue	<u>2,996</u>	<u>400,790</u>	<u>401,363</u>	100%
EXPENDITURE				
Professional & administrative				
Supervisor fees	1,008	3,136	4,042	78%
Management and accounting	5,846	64,309	70,155	92%
Audit	-	8,344	8,365	100%
Legal	-	5,498	5,614	98%
Field management	990	10,891	11,881	92%
Engineering	664	13,898	5,614	248%
Trustee	-	5,770	5,614	103%
Dissemination agent	388	4,262	4,649	92%
Arbitrage	-	560	1,684	33%
Assessment roll preparation	1,123	12,351	13,474	92%
Telephone	36	399	435	92%
Postage	-	549	281	195%
Insurance	-	8,766	9,296	94%
Printing & binding	76	831	906	92%
Legal advertising	175	207	842	25%
Office expenses and supplies	-	-	140	0%
Website	-	395	792	50%
Contingencies	89	887	842	105%
ADA website compliance	-	-	225	0%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>10,395</u>	<u>141,249</u>	<u>145,047</u>	97%
Water management				
Contractual services	-	51,351	69,055	74%
Aquascaping	-	52,099	54,065	96%
Utilities	-	555	730	76%
Contingencies	-	-	2,807	0%
Capital outlay - lake bank erosion	7,650	46,080	127,000	36%
Total water management	<u>7,650</u>	<u>150,085</u>	<u>253,657</u>	59%

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	913	936	98%
Tax collector	-	1,617	1,723	94%
Total other fees & charges	-	2,530	2,659	95%
Total expenditures	18,045	293,864	401,363	73%
Excess/(deficiency) of revenues over/(under) expenditures	(15,049)	106,926	-	
Fund balances - beginning	197,900	75,925	73,349	
Fund balances - ending	<u>\$ 182,851</u>	<u>\$ 182,851</u>	<u>\$ 73,349</u>	

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 908,708	\$ 906,231	100%
Special assessment: off-roll	-	332,699	332,699	100%
Interest income	2,613	37,128	-	N/A
Total revenues	<u>2,613</u>	<u>1,278,535</u>	<u>1,238,930</u>	103%
EXPENDITURES				
Debt service				
Principal	-	795,000	795,000	100%
Interest	-	440,000	440,000	100%
Total debt service	<u>-</u>	<u>1,235,000</u>	<u>1,235,000</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,613	43,535	3,930	
Fund balances - beginning	796,823	755,901	792,312	
Fund balances - ending	<u>\$ 799,436</u>	<u>\$ 799,436</u>	<u>\$ 796,242</u>	

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Verandah West Community Development District held a Public Hearing and Regular Meeting on August 13, 2025 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Norman Toback (via telephone)	Assistant Secretary
Gerald Baldwin	Assistant Secretary
Edward Faynor	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 (via telephone)	District Engineer
Ben Steets (via telephone)	Grau & Associates
Jaime Medicott (via telephone)	Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:00 p.m. Supervisors Jordan, McIntyre, Faynor and Baldwin were present. Supervisor Toback attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mrs. Adams presented Resolution 2025-07. She distributed and reviewed the final version of the proposed Fiscal Year 2026 budget, highlighting increases, decreases, adjustments, and shared and unshared expenses with the Verandah East CDD, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. As proposed, assessments are anticipated to remain flat, year-over-year.

Mrs. Adams discussed a pipe cleanout that will occur.

Discussion ensued regarding when the assessment last increased and the reason for the increase at that time.

The Public Hearing was opened.

No affected property owners or members of the public spoke.

The Public Hearing was closed.

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September

30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mrs. Adams presented Resolution 2025-08 and read the title.

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date

Mrs. Adams presented Resolution 2025-09. This is necessary because the Fiscal Year 2024 total expenses exceeded budget. This will help avoid a finding in the audit.

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, Resolution 2025-09, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Memorandum Regarding Boardwalks and Trails

A. Consideration of Disclaimer of Property Interest [Cross Reference Official Records Instrument No. 6006411]

Ms. Willson recalled discussion and presentation of this Memorandum at the last meeting. From her review of the records, it appears that the boardwalks, trails and cart paths were constructed on CDD property by Verandah Development, LLC, in accordance with some easement rights. Aside from a minor mention in the stormwater management permit that was a global permit that mentioned transfer of some responsibilities of the boardwalk, there is no acceptance or other documentation showing that the CDD has accepted these improvements; there is no bill of sale or anything else. It appears that those were constructed by the Developer under the Developer's easement. As such, there is no transfer of title to the CDD. There were discussions with the Association about them potentially taking maintenance responsibility of those areas; however, they expressed concerns about the current condition of the boardwalks and trails. Operations Staff inspected the items and their findings that they need some maintenance is reflected in their report.

Ms. Willson presented the Disclaimer of Property Interest, that would be recorded in the public records. This would note that the CDD has not accepted the specified improvements and is not responsible for them. This can be sent to the Developer to put them on notice and ask them to make sure they are properly maintained and, if not, the CDD expresses its intent to remove them from CDD property.

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, the Disclaimer of Property Interest Cross Reference Official Records Instrument No. 6006411, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Willson presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She recalled the requirement for special districts to develop goals and

objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. These are the same as for Fiscal Year 2025.

It is also necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Jordan and seconded by Mr. Faynor, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

NINTH ORDER OF BUSINESS**Update: Conservation C-1 (Hole 9 Planting)**

Mrs. Adams stated the required planting was completed by EarthBalance. The annual monitoring total cost approved in May was \$20,000, divided over five years. She emailed pictures of the plantings to the Chair. The County inspected and was okay with them.

TENTH ORDER OF BUSINESS**Update: Lake Bank Restoration [Lake H-12 and Lake H-8A]**

Mr. Willis distributed a handout. Lake H-12 was previously approved and Lake H-8A was shifted to the next fiscal year. Crosscreek has been delayed in completing Lake H-12 several times related to the fill material not being sufficient and due to equipment issues.

A Board Member noted a resident who inquires about Lake H-8A and asked when work on it will commence. Mr. Willis will find out if it can be completed as part of usual maintenance; it will likely be done during the dry season.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

- Financial Highlights Report**

Mrs. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

TWELFTH ORDER OF BUSINESS**Approval of May 14, 2025 Regular Meeting Minutes**

The following change was made:

Line 12: Change “Paul Zampiceni” to “Norm Toback”

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, the May 14, 2025 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Willson stated that work with CDD Staff on ongoing items is underway.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **District Manager’s Report**

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

- **Operations Report**

- **957 Registered Voters as of April 15, 2025**

- **NEXT MEETING DATE: October 8, 2025 at 2:00 PM**

- **QUORUM CHECK**

- **Crosscreek Environmental, Inc.**

This item was an addition to the agenda.

Mr. Willis distributed details and a timeline of events. He stated that a Notice of Non-Compliance was received from the South Florida Water Management District (SFWMD) related conservation encroachments, missing signage, etc. While he reviewed those, he discovered several lakes that are out of compliance. He sent a Defective Work Notice to Crosscreek Environmental, Inc. (Crosscreek) notifying them of the areas and lakes that were out of compliance and gave them time to provide a plan to address the deficiencies and bring the lakes back into compliance. Crosscreek treated and there is improvement; however, he recently discovered more lakes that are out of compliance.

Mr. Willis stated this also ties into the lake bank restoration project that has been delayed several times. He and Mrs. Adams conferred and determined that it is probably best to terminate Crosscreek. Mrs. Adams noted an issue with a Crosscreek employee who was on site after hours. She discussed issues with the quality of the work. Ms. Willson will review the termination provisions in the contract.

Another vendor was consulted regarding month-to-month services until a new contract can be awarded. Mrs. Adams discussed other vendors who are qualified for this work.

Mr. Willis presented another Notice of Non-Compliance letter from the SFWMD, where residents have encroached into the conservation areas and Crosscreek did not notify Staff. Mrs. Adams discussed things and structures that some residents, one in particular, who installed that encroached into the conservation areas. She notified the resident of the issue and potential is ramifications and restoration that will be required, at the resident's cost.

Discussion ensued regarding whether homebuyers are notified about the conservation areas and what they can or cannot do. Ms. Willson does not believe there is anything specific but the CDD could record a notice or disclosure that would show up as an encumbrance on the property. She thinks periodic email reminders from the Association might be more effective.

This will be an item on the next agenda.

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, authorizing Staff to review and terminate the existing contract with Crosscreek in accordance with the contract requirements and authorizing Staff to select and engage a vendor for month-to-month services until proposals are presented at the October meeting, was approved.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, the meeting adjourned at 2:44 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Wrathell, Hunt and Associates, LLC

TO: Verandah East & West CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: October 8, 2025

SUBJECT: Status Report – Field Operations

Aquatics & Wetlands RFP: Request for Proposals sent 9/12/25.

On-Site Field Review:

- Veranda East
 1. 8/7/25 – Reviewed erosion complaint on Amblewind, met with resident and explained cause of erosion was his downspouts.
 2. 9/4/25 - 6 lakes reviewed, 3 lakes were in compliance and 3 were not in compliance (2 had been recently treated). A report and work order was filed with the month-to-month service provider.
- Veranda West
 1. 8/11/25 - Response sent to SFWMD Non-compliance letter (missing preserve signs)
 2. 9/16/25 – Proposal received and proof approved for preserve signs (\$4,200.00).
 3. 9/30/25 – Resident Letter sent requesting they water the sod placed on lake H12 lake bank.
 4. 9/30/25 – 30-day extension request sent to SFWMD, waiting for sign delivery.

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	2:00 PM
January 14, 2026	Regular Meeting	2:00 PM
May 13, 2026	Regular Meeting	2:00 PM
August 12, 2026	Public Hearing & Regular Meeting	2:00 PM