

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

The Board of Supervisors of the Verandah East Community Development District held a Regular Meeting on January 14, 2026 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
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 (via telephone)	District Engineer
Christian Mumme (via telephone)	Johnson Engineering
Bill Kurth	Premier Lakes
Susan Shields	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Shields, Axelrod and Moore were present. Supervisors Sample and Voiles were absent.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc.

Mrs. Adams stated that, going forward, a Lake Maintenance Report with photos will be included in the agenda.

A Board Member recalled a resident’s pool causing erosion and asked for the process to address that type of situation. Mr. Willis will inspect the area and send a letter notifying them of the issue, the solution, and the need to fix their downspouts or pools or whatever is causing the erosion, at their own expense.

Discussion ensued regarding why draining a pool can cause erosion.

Mr. Kurth stated that good progress is being made with regard to the maintenance and quality of the lakes.

The treatment process, types, frequency, and vegetation being treated, were discussed.

FOURTH ORDER OF BUSINESS

Continued Discussion/Update: Response from Crosscreek Environmental, Inc. Regarding Demand Letter for Lake and Wall Maintenance

Mrs. Adams stated payment in full was received on December 18, 2025.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mrs. Adams presented Resolution 2026-01 and read the title. Seats 1 and 2, currently held by Mr. Shields, Jr., and Mr. Sample, respectively, will be up for election at the November 2026 General Election. The candidate qualifying period is noon June 8, 2026, to noon June 12, 2026. Candidates must be a qualified elector, at least 18 years of age, a United States citizen, a legal resident of Florida, reside within the CDD, and be registered to vote in Lee County.

On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mrs. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Moore and seconded by Mr. Axelrod, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mrs. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Shields and seconded by Mr. Moore, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Relating to the Amendment of the Budget
for the Fiscal Year Beginning October 1,
2024 and Ending September 30, 2025; and
Providing for an Effective Date**

Mrs. Adams presented Resolution 2026-02. Amending the Fiscal Year 2025 budget is necessary because expenses exceeded the adopted budget appropriations. This will help avoid a finding in the annual audit. Mr. Adams explained that Fund Balance was used to cover the overaged, which is why the amended budget reflects a lower ending Fund Balance amount.

On MOTION by Mr. Axelrod and seconded by Mr. Shields, with all in favor, Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal

Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30m 2025

The financials were accepted.

- **Financial Highlights Report**

This item was included for informational purposes.

NINTH ORDER OF BUSINESS

Approval of October 8, 2025 Regular Meeting Minutes

On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, the October 8, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Willson stated the legislative session is underway. Updates will be provided regarding legislation potentially impacting CDDs.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan introduced Engineer Christian Mumme who will be assisting him.

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

- **Operations Report**

The Operations Report was included for informational purposes.

- **NEXT MEETING DATE: May 13, 2026 at 1:00 PM**

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

In response to a Board Member question, Ms. Willson stated that, so far, the property tax legislation will have no impact CDD assessments at this point. District Counsel will continue monitoring this.

- **Resignation of Jacqueline Voiles from Seat 3; Term Expires November 2028**

This item was an addition to the agenda.

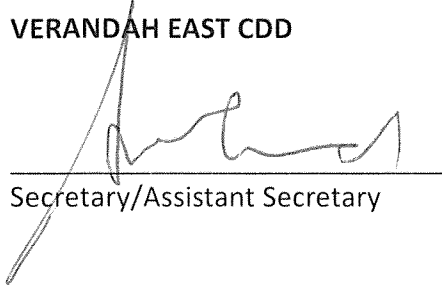
On MOTION by Mr. Moore and seconded by Mr. Sheilds, with all in favor, the resignation of Jacqueline Voiles from Seat 3, effective immediately, was accepted.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Axelrod and seconded by Mr. Moore, with all in favor, the meeting adjourned at 1:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair