

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

The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on January 14, 2026 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Edward Faynor	Assistant Secretary
Gerald Baldwin	Assistant Secretary
Norman Toback (via telephone)	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
Joe Ingrassia	Resident
Other Members of the Public	

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:01 p.m. Supervisors McIntyre, Baldwin, Faynor and Jordan were present. Supervisor Toback was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

Resident Joe Ingrassia, on behalf of himself and other homeowners, expressed concerns about street flooding on Hammock Creek Way. He discussed the flooding, damages believed to

be due to flooding, and potential remedies. Funding from the CDD is not being sought. He believes funds can be requested from the Federal Emergency Management Agency (FEMA) to address this issue.

Mr. Ingrassia provided a prepared PowerPoint presentation. He will email it to Mrs. Adams.

The consensus was to place this topic on the May 13, 2026 agenda.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc.

Mr. Kurth stated that, going forward, a Quarterly Lake Maintenance Report with photos will be included in the agenda. Significant progress is being made with regard to the maintenance and quality of the lakes.

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

Discussion/Update: Conservation C-2/12281 Hammock Creek Way Clearing

Mrs. Adams stated letters were sent to the resident and the resident indicated they would take care of the items placed illegally into the CDD conservation area. As of December 2025, the items have not been removed/addressed. All documentation was proved to the District Engineer, who will survey/inspect the area soon. Due to impact, the CDD self-reported the situation to the South Florida Water Management District (SFWMD) and the County. Many things were illegally done in the conservation area. Mr. Willis stated that one non-compliance letter was received from the SFWMD. Efforts are underway to have the resident remove the items and then the CDD will have specialists make the required repairs to bring the area back into compliance.

Mr. Toback joined the meeting via telephone.

SIXTH 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 2 and 4, currently Ms. McIntyre and Mr. Toback, 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. Jordan and seconded by Mr. Baldwin, 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.

SEVENTH 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. Jordan and seconded by Ms. McIntyre, 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. Jordan and seconded by Ms. McIntyre, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

EIGHTH 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 and as she was unsure if the newest version of the amended Fiscal Year budget is in the agenda, she distributed it. 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.

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, 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.

NINTH 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.

TENTH ORDER OF BUSINESS

Approval of October 8, 2025 Regular Meeting Minutes

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

ELEVENTH 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.

Ms. Willson discussed a trip and fall incident on a sidewalk that is not the CDD’s; it is located within the conservation area; the CDD has no obligation to maintain that property.

On MOTION by Mr. Jordan and seconded by Mr. Faynor, with all in favor, authorizing Staff to forward information related to a trip and fall incident to the Developer Team to ensure they are aware of the matter, was approved.

A Board Member asked if there are new options to meet the ethics training requirements. Ms. Willson stated that there are no updated materials/options; the Board Members can use the same ones as last year.

B. District Engineer: Johnson Engineering, Inc.

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

Mr. Zordan stated that the survey/inspection of the 12281 Hammock Creek Way area will be scheduled. Mrs. Adams will email the date to the resident.

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**

The meeting time should be 2:00, rather than 1:00.

○ **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

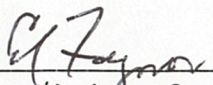
There were no Supervisors’ requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, the meeting adjourned at 2:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair