

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

The Board of Supervisors of the Verandah West Community Development District held a Special Meeting on March 16, 2026 at 10:00 a.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

Jeffrey Jordan
Susie McIntyre
Edward Faynor
Gerald Baldwin
Norman Toback

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Cleo Adams
Chuck Adams (via telephone)
Ryan Dugan (via telephone)
Mark Zordan (via telephone)
Christian Mumme
William Fixel (via telephone)

District Manager
District Manager
District Counsel
District Engineer
Johnson Engineering
The Fixel Law Firm (Eminent Domain Counsel)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 10:00 a.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

Discussion: State of Florida Department of Transportation vs. Regions Bank, Et Al Summons to Show Cause

Mr. Dugan stated that the District received a summons to show cause. The Department of Transportation (DOT) is interested in taking property that, while not owned by the District, the District has a Drainage Easement on the property. The summons relates to the process whereby the District is offered the opportunity to participate in the hearing to speak on the matter and on the District's interest in the property. The hearing was originally scheduled for April 20, 2026 but was cancelled; the date of the new hearing is unknown.

Mr. Dugan stated the District is not required to participate in the hearing and, if not, the DOT action might just go forward without the District's input.

FOURTH ORDER OF BUSINESS

**Consider Engagement of Special Counsel
Related to an Action in Eminent Domain to
Condemn Certain Property**

William Fixel of The Fixel Law Firm discussed his firm's background in Eminent Domain Law. He explained that eminent domain is a process by which condemning authority, such as a governmental entity, to acquire property necessary for a public project. In this action, it is possible for property owners or other entities that have property rights within the property being acquired to receive compensation for what is being taken. In this instance, the District has drainage easement rights over the property that the DOT is seeking to acquire.

Mr. Fixel discussed the types of compensation the District might be able to receive, determining what the District might be eligible to receive depending on how the property is being used, how the District might be impacted or damaged if it no longer has the easement over the property, and determining the value of the property to the District.

Mr. Zordan stated that the Drainage Easement is conveyance easement that is being used by the District. It is a ditch with a pipe network.

As the property is actively in use by the District, Mr. Dugan recommended engaging Special Counsel in relation to the Eminent Domain action.

Mr. Fixel discussed the Eminent Domain litigation process; attorney's fees being the responsibility of the DOT, not the District; other professionals that might need to be engaged; the benefits of the District participating in this; and potential outcomes.

Mr. Fixel concluded that participating in the action comes at no cost to the District, as the fees and costs are paid by the DOT.

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, engagement of William Fixel, of The Fixel Law Firm, to serve as Special Counsel to the District in an action related to Eminent Domain, was approved.

FIFTH ORDER OF BUSINESS

NEXT MEETING DATE: May 13, 2026 at 2:00 PM

- **QUORUM CHECK**

SIXTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SEVENTH ORDER OF BUSINESS

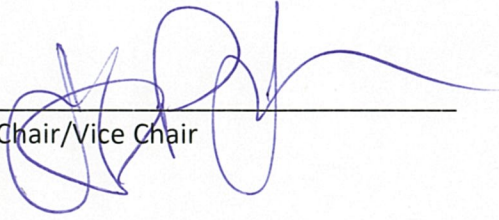
Adjournment

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, the meeting adjourned at 10:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair