

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/>

August 5, 2026

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 Public Hearing and Regular Meeting on August 12, 2026 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. Discussion/Update: State of Florida Department of Transportation Eminent Domain Litigation
 - Consideration of Scheduling Shade Session Meeting
4. Presentation of Draft Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
5. Update: Premier Lakes, Inc. (Bill Kurth)
6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2026-12, Providing for Funding for the FY 2027 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

8. Discussion/Consideration of Apex Companies, LLC Project Work Orders
 - A. NPDES Assistance Services 2026-2027
 - B. BMAP Assistance
 9. Update/Discussion: Notice of Violation Regarding Conservation Encroachments [3102 Brantley Oaks Dr.]
 10. Continued Discussion/Update: Conservation C-2/12281 Hammock Creek Way Clearing
 11. Acceptance of Unaudited Financial Statements as of June 30, 2026
 - Financial Highlights Report
 12. Approval of May 13, 2026 Regular Meeting Minutes
 13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Update: Eminent Domain Process
 - B. District Engineer: *Apex Companies, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: October 7, 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 |
14. Supervisors' Requests
 15. 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