

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

The Board of Supervisors of the Verandah West Community Development District held a Public Hearing and a Regular Meeting on August 11, 2021 at 1:30 p.m., at the Verandah Sales Office, 11571 Verandah Boulevard, Fort Myers, Florida 33905.

Present were:

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Paul Zampiceni	Assistant Secretary
Gerald Baldwin	Assistant Secretary
Lorie St. Lawrence (via telephone)	Assistant Secretary

Also present were:

Chuck Adams (via telephone)	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford (via telephone)	District Engineer
Racquel McIntosh (via telephone)	Grau & Associates
Susan Shields	Verandah East CDD Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:55 p.m. Supervisors Jordan, McIntyre, Zampiceni and Baldwin were present, in person. Supervisor St. Lawrence was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Verandah East CDD (VECDD) resident Susan Shields expressed concerns about the proposed agreement between the CDD and the VCA regarding maintenance of certain items owned by the CDD. In her opinion, Exhibit A has very broad categories for which the CDD

would accept responsibility. Mrs. Adams distributed a handout and stated that this item would be discussed later.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates

Ms. McIntosh presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mrs. Adams presented Resolution 2021-04.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, Resolution 2021-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mrs. Adams presented Resolution 2021-05 and read the title. The proposed Fiscal Year 2022 budget was unchanged since it was last presented. Assessments remained flat in large part due to SOLitude Lake Management (SOLitude) not increasing its prices in a very long time.

Mrs. Adams opened the Public Hearing.

There were no public comments.

Mrs. Adams closed the Public Hearing.

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, Resolution 2021-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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 2021-06 and read the title.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement Between the Verandah West Community Development District and Verandah Community Association, Inc., for Facility Management, Operation, and Maintenance Services

Ms. Willson stated this Agreement was discussed at the last meeting. The intent of the Agreement is to document the arrangement that has been in place for several years; whereby, the VCA maintained numerous items owned by the CDD. The purpose is to have a hard copy Agreement documenting the arrangement. A similar Agreement was presented to the VECCD Board earlier today and they requested a more detailed Exhibit documenting the areas owned by the CDD. District Counsel would contact the Association’s Counsel for their comments. No action would be taken today but Board Member feedback was welcomed.

This item would be included on the next agenda.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mrs. Adams presented the Unaudited Financial Statements as of June 30, 2021. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of May 12, 2021 Regular Meeting Minutes

Mrs. Adams presented the May 12, 2021 Regular Meeting Minutes.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the May 12, 2021 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Ms. Willson stated Developer’s Counsel was reviewing final conveyances to the CDD; any final conveyances would be presented for consideration at the October meeting. The perimeter wall was discussed at the VECCD meeting. Their portion of the wall was conveyed as part of a bond financing in 2015 but she did not see anything in the files conveying the hardscape wall improvements to the Verandah West CDD (VWCDD) because VWCDD was not included in that process. She asked, if the Board would like District Counsel to request a similar

conveyance from the Developer if the District Engineer reviews his files and the wall is not conveyed to the CDD. The Board agreed.

Mrs. Adams stated this matter would be included on the October agenda.

B. District Engineer: *Johnson Engineering, Inc.*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: October 13, 2021, immediately following the adjournment of the Verandah East CDD meeting at 1:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 13, 2021 meeting.

Mrs. Adams stated the Sales Center is being purchased for use as an Executive Center and the CDD should have the ability to rent a room for meetings.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Baldwin expressed concern about the Developer impacting the conservation areas. Discussion ensued regarding plans for the area. Mrs. Adams asked Mr. Burford to investigate it and report his findings.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, the meeting adjourned at 2:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair