

**VERANDAH EAST
COMMUNITY DEVELOPMENT
DISTRICT**

May 11, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Verandah East 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

May 4, 2022

Board of Supervisors
Verandah East Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

The Board of Supervisors of the Verandah East Community Development District will hold a Regular Meeting on May 11, 2022 at 1:00 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. Update: CDD Ownership and Maintenance of Property
 - A. Discussion/Update: Agreement Between the Verandah East Community Development District and Verandah Community Association, Inc., for Facility Management, Operation and Maintenance Services
 - B. Consideration of Conveyance Documents
 - I. Quit Claim Bill of Sale (Perimeter Wall and Landscaping) – *to be Tabled Until Future Board Meeting at Which Maintenance Agreement is Presented to the Board*
 - II. Release of License Agreement - *to be Tabled Until Future Board Meeting at Which Maintenance Agreement is Presented to the Board*
 - III. Quit Claim Warranty Deed (Edgewater Trace, Parcel 127 North)
 - IV. Bill of Sale - Edgewater Trace (Parcel 127 North)
 - V. Quit Claim Bill of Sale (Edgewater Trace LK-3)
4. Consideration of FL GIS Solutions, LLC, Professional Services Agreement for Geospatial Services
5. Consideration of Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and Requesting That the Lee County Supervisor of Elections Begin Conducting 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

- 6. Consideration of Resolution 2022-04, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
- 7. Consideration of Resolution 2022-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
- 8. Discussion: Verandah East CDD Safeguards
- 9. Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report
- 10. Acceptance of Unaudited Financial Statements as of March 31, 2022
- 11. Approval of January 12, 2022 Regular Meeting Minutes
- 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 840 Registered Voters in District as of April 15, 2022
 - II. NEXT MEETING DATE: August 10, 2022 at 1:00 P.M. (*Public Hearing & Regular Meeting*)

○ QUORUM CHECK

Richard Denis Shields, Jr.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Lapinski	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jacqueline Voiles	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Christine Jaross	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
David Moore	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 13. Supervisors' Requests
- 14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 709 724 7992

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3BI

QUIT CLAIM BILL OF SALE
(Perimeter Wall and Landscaping)

KNOW ALL MEN BY THESE PRESENTS, that **KH VERANDAH LLC**, a Florida limited liability company, whose address for purposes hereof is 701 South Olive Avenue, Suite 104, West Palm Beach, Florida 33401 ("**Developer**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**") whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the "**Personal Property**"), to-wit:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District's own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Developer does hereby represent and warrant to the District, its successors and assigns, that (a) that Developer has not previously conveyed the Personal Property to any other party; (b) Developer has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Developer to the District, and the District hereby accepts the Personal Property, in its "as-is" condition; provided, however, that Grantor hereby assigns, transfers and conveys to the Grantee any and all rights (if any) against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification.

[Signatures begin on the following page.]

[Developer's signature page to Bill of Sale]

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed in its name this ____ day of _____, 2022

Signed, sealed and delivered
in the presence of:

KH VERANDAH LLC,
a Florida limited liability company

Print Name: _____

By: _____

Paul Martin, Authorized Signatory

Print Name: _____

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of /_/physical presence or /_/online notarization this ____ day of _____, 2022, by Paul Martin, as Authorized Signatory of KH VERANDAH LLC, a Florida limited liability company, on behalf of the company, who /_/is personally known to me or /_/has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

[Signatures continue on the following page.]

[District's signature page to Bill of Sale]

ACCEPTED BY DISTRICT:

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT,
a unit of special purpose government created pursuant to Chapter 190, Florida Statutes

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /_/physical presence or /_/online notarization this ____ day of _____, 2022, by _____, as _____, of VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, on behalf of the District, who /_/is personally known to me or /_/has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

Exhibit "A"

Personal Property

Any perimeter hardscape wall and associated landscaping as part of the infrastructure improvements contemplated in the District's Improvement Plan within the land located in the District boundary.

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3B11

Prepared by and when recorded return to:

Stephanie M. Cua, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross-reference: Instrument # 2006000296881

RELEASE OF LICENSE AGREEMENT

THIS RELEASE OF LICENSE AGREEMENT (this “**Release**”) is made on _____, 2022 (“**Effective Date**”), by **VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**, an independent special district created and established pursuant to Chapter 190, Florida Statutes, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”).

WHEREAS, the District, is the “District” under that certain License Agreement dated July, 2006 and recorded in Instrument # 2006000296881, of the Public Records of Lee County, Florida (the “**License**”); and

WHEREAS, construction of the Improvements (as defined in the License) has been completed upon the Lands (as defined in the License) and conveyed to the District along with the interests in the Lands underlying the Improvements.

NOW, THEREFORE, the District does hereby execute and acknowledge this Release, pursuant to Section 2 of the License, for the purpose of evidencing that the Lands are released from the License and that this Release may be relied on by a title insurer in order to insure title to the Lands without exception for the License, as described in Section 2 of the License.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the District has caused these presents to be duly executed in its name by the undersigned as of the Effective Date.

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

**VERANDAH EAST COMMUNITY
DEVELOPMENT DISTRICT**, a unit
of special purpose government created
pursuant to Chapter 190, Florida Statutes

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /___/physical presence or /___/online notarization this ____ day of _____, 2022, by _____, as _____, of VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, on behalf of the District, who /___/is personally known to me or /___/has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3B111

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and after recording
return to:

Stephanie M. Cua, Esq.
MAHONEY LAW GROUP, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Folio Nos: 32-43-26-L2-260LK.0030

QUIT CLAIM WARRANTY DEED
(Edgewater Trace, Parcel 127 North)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2022 by **KH VERANDAH LLC**, a Florida limited liability company (“**Grantor**”), whose address is 105 NE 1st Street, Delray Beach, Florida 33444, in favor of **VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to Grantee, its successors and assigns forever, all of the following described land in Lee County, Florida (“**Property**”):

See **Exhibit “A”** attached hereto and incorporated herein by this reference.

Together with the tenements, hereditaments, and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

SUBJECT TO the matters set forth on **Exhibit “B”** (the “**Permitted Exceptions**”).

THIS IS A CONVEYANCE OF PROPERTY TO A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

KH VERANDAH LLC,
a Florida limited liability company

Print Name: _____

By: _____
Paul Martin, Authorized Signatory

Print Name: _____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of /___/ physical presence or /___/ online notarization this ____ day of _____, 2022, by Paul Martin, as Authorized Signatory of KH VERANDAH LLC, a Florida limited liability company, on behalf of the company, [CHECK ONE] /___/who is personally known to me or /___/who has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____

My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT,

in the presence of:

a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes

Print Name: _____

By: _____

Printed Name: _____

Print Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /___/ physical presence or /___/ online notarization this ____ day of _____, 2022, by _____, as _____ of the Board of Supervisors of the VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of the district, [*CHECK ONE*] /___/who is personally known to me or /___/who has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____

My Commission Expires: _____

NOTARY SEAL:

Exhibit "A"

ALL OF TRACT "LK-3," according to the plat of EDGEWATER TRACE, PARCEL 127 NORTH, as recorded as Instrument Number 2020000068781 of the Public Records of Lee County, Florida ("**Plat**").

TOGETHER WITH an easement over areas designated on the Plat as "L.M.E.," "S.A.E.," "P.D.E.," and "I.E.," for maintenance, drainage, access and utility purposes, as applicable, as designated on said Plat, but only to the extent necessary for the Grantee to access, install, operate, maintain, remove and replace Grantee's improvements (and not private lots or other private improvements).

Exhibit "B" - Permitted Exceptions

1. Oil, Gas and Mineral Rights as reserved in Warranty Deed by Raymond H. Parker and Gloria A. Parker recorded in Deed Book 208, Page 119, of the Public Records of Lee County, Florida.
2. Easement(s) and matters contained in Right-of-Way Agreement with Florida Power & Light Company, a Florida corporation recorded July 27, 1954, in Deed Book 237, Page 137; as affected by Memorandum of Easement Use Consent Agreement recorded in Official Records Instrument Number 2006000141844, all of the Public Records of Lee County, Florida.
3. Resolution No. 83-4-5 recorded in Official Records Book 1669, Page 3414, of the Public Records of Lee County, Florida.
4. Lee County Ordinance 86-14 recorded in Official Records Book 2189, Page 3281; and Lee County Ordinance 86-38 recorded in Official Records Book 2189, Page 3334, of the Public Records of Lee County, Florida; providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes.
5. Covenant of Unified Control recorded December 7, 2001, in Official Records Book 3715, Page 2123, of the Public Records of Lee County, Florida.
6. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, and Restrictions for Verandah recorded December 11, 2002, recorded in Official Records Book 3795, Page 2515; as supplemented and amended, all of the Public Records of Lee County, Florida.
7. Notices of Development Order Approvals recorded in Official Records Book 3921, Page 3196; Official Records Book 4065, Page 2915; Official Records Book 4341, Page 1062; Official Records Instrument #2005000110091; Official Records Instrument #2005000110814; Official Records Instrument #2005000111450; Official Records Instrument #2006000325676; Official Records Instrument #2007000192034; Official Records Instrument #2008000144496; Official Records Instrument #2008000167351; Official Records Instrument #2008000177405; Official Records Instrument #2008000188580; Official Records Instrument #2008000188595; Official Records Instrument #2008000286776; Official Records Instrument #2008000330305; Official Records Instrument #2009000016118; Official Records Instrument #2009000059587; Official Records Instrument #2009000059755; Official Records Instrument #2009000059757; and Official Records Instrument Number 2019000272518, all of the Public Records of Lee County, Florida.
8. Notice of Establishment of the Verandah East Community Development District, as recorded in Official Records Instrument #2005000193192; as affected by Final Judgment validating and confirming bonds recorded in Official Records Instrument #2006000201735; Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Instrument #2006000281012; Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by The Verandah East Community Development District recorded August 13, 2014, in Official Records Instrument No. 2014000168172; Verandah East Community Development District Notice of Lien of Special Assessments for Verandah East Community Development District Special Assessment Revenue Refunding and Improvement Bonds, Series 2016 recorded November 9, 2016, in Official Records Instrument #2016000238132; Collateral Assignment and Assumption of Development and Contract Rights Relating to Series 2016 Project recorded November 9, 2016, in Official Records Instrument #2016000238133; Declaration of Consent to Jurisdiction of Verandah East Community Development District and to Imposition of Special Assessments (Declaration) recorded in Official Records

Instrument #2016000238134; Agreement Between the Verandah East Community Development District and KH Verandah LLC, Regarding the True-Up and Payment of Series 2016 Assessments recorded November 9, 2016, in Official Records Instrument #2016000238135, of the Public Records of Lee County, Florida and Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Verandah East Community Development District recorded March 27, 2017, in Official Records Instrument #2017000064760, all of the Public Records of Lee County, Florida, which include provisions for special assessments.

9. Deed of Conservation Easement recorded May 19, 2006, in Official Records Instrument #2006000204644, of the Public Records of Lee County, Florida.

10. Grant of Easement recorded February 5, 2015, in Official Records Instrument #2015000024651, of the Public Records of Lee County, Florida.

11. Easement(s) granted to Comcast Cable Communications Management, LLC by Grant of Easement recorded January 27, 2020, in Official Records Instrument Number 2020000022045, of the Public Records of Lee County, Florida.

12. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of EDGEWATER TRACE, PARCEL 127 NORTH, recorded in Instrument Number 2020000068781, of the Public Records of Lee County, Florida.

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3BIV

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **KH Verandah LLC**, a Florida limited liability company, whose address for purposes hereof is 105 NE 1st Street, Delray Beach, Florida 33444 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Verandah East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All infrastructure improvements contemplated in the District’s Improvement Plan, including, without limitation, all components of the Stormwater Management System, but excluding any public infrastructure owned by Lee County (collectively, “**Personal Property**”), all located on, under, across and through the portions of the real property described in the legal description attached hereto as Attachment A (“**Real Property**”).

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the Personal Property; that said Personal Property is free from all liens and encumbrances; that Seller has good right to sell said Personal Property; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the Personal Property have been paid in full; and that Seller will warrant and defend the sale of its said Personal Property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by and through Seller.

Notwithstanding anything to the contrary in Bill of Sale, the parties hereto acknowledge and agree that this Bill of Sale was prepared and delivered without the benefit of a title search or survey of the Real Property. The Personal Property does not include any other improvements, which are not expressly described herein and which may encroach or otherwise be located on the Real Property.

[Signatures contained on following pages.]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name
this ____ day of _____, 2022.

Signed, sealed and delivered
in the presence of:

KH VERANDAH LLC,
a Florida limited liability company

Witnessed:

Print Name: _____

By: _____
Paul Martin, Authorized Signatory

Print Name: _____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of /___/ physical presence or
/___/ online notarization this ____ day of _____, 2022, by Paul Martin, as Authorized
Signatory of KH VERANDAH LLC, a Florida limited liability company, on behalf of the
company, [*CHECK ONE*] /___/who is personally known to me or /___/who has produced a
_____ as identification.

Notary Public

Personally known: _____

Produced Identification: _____

Type of Identification: _____

Signed, sealed and delivered
in the presence of:

(Signature)

(Print Name)

(Signature)

(Print Name)

ACCEPTED BY DISTRICT:

**VERANDAH EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /___/ physical presence or /___/ online notarization, this ____ day of _____, 2022, by _____, as _____ of the Board of Supervisors of the **Verandah East Community Development District**, a unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, on behalf of said District. He/She [] is personally known to me, or [] has produced _____ as identification.

Notary Public

ATTACHMENT A

(Fee Simple)

ALL OF TRACTS “C-1,” “LK-1,” “LK-2,” and “LK-4,” according to the plat of EDGEWATER TRACE, PARCEL 127 NORTH, as recorded as Instrument Number 2020000068781 of the Public Records of Lee County, Florida (“**Plat**”).

(Easement Area)

TOGETHER WITH an easement over areas designated on the Plat as “L.M.E.,” “S.A.E.,” “P.D.E.,” and “I.E.,” for maintenance, drainage, access and utility purposes, as applicable, as designated on said Plat, but only to the extent necessary for the Grantee to access, install, operate, maintain, remove and replace Grantee’s improvements (and not private lots or other private improvements).

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3BV

QUIT CLAIM BILL OF SALE
(Edgewater Trace LK-3)

KNOW ALL MEN BY THESE PRESENTS, that **KH VERANDAH LLC**, a Florida limited liability company, whose address for purposes hereof is 105 NE 1st Street, Delray Beach, Florida 33444 ("**Developer**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**") whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the "**Personal Property**"), to-wit:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District's own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Developer does hereby represent and warrant to the District, its successors and assigns, that (a) that Developer has not previously conveyed the Personal Property to any other party; (b) Developer has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Developer to the District, and the District hereby accepts the Personal Property, in its "as-is" condition; provided, however, that Grantor hereby assigns, transfers and conveys to the Grantee any and all rights (if any) against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification.

[Signatures begin on the following page.]

[Developer's signature page to Bill of Sale]

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed in its name this ____ day of _____, 2022

Signed, sealed and delivered
in the presence of:

KH VERANDAH LLC,
a Florida limited liability company

Print Name: _____

By: _____

Paul Martin, Authorized Signatory

Print Name: _____

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of /_/physical presence or /_/online notarization this ____ day of _____, 2022, by Paul Martin, as Authorized Signatory of KH VERANDAH LLC, a Florida limited liability company, on behalf of the company, who /_/is personally known to me or /_/has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

[Signatures continue on the following page.]

[District's signature page to Bill of Sale]

ACCEPTED BY DISTRICT:

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT,
a unit of special purpose government created pursuant to Chapter 190, Florida Statutes

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /_/physical presence or /_/online notarization this ____ day of _____, 2022, by _____, as _____, of VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, on behalf of the District, who /_/is personally known to me or /_/has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

Exhibit "A"

Personal Property

(Fee Simple)

ALL OF TRACT "LK-3," according to the plat of EDGEWATER TRACE, PARCEL 127 NORTH, as recorded as Instrument Number 2020000068781 of the Public Records of Lee County, Florida ("**Plat**").

(Easement Area)

TOGETHER WITH an easement over areas designated on the Plat as "L.M.E.," "S.A.E.," "P.D.E.," and "I.E.," for maintenance, drainage, access and utility purposes, as applicable, as designated on said Plat, but only to the extent necessary for the Grantee to access, install, operate, maintain, remove and replace Grantee's improvements (and not private lots or other private improvements).

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

4



Mr. Chuck Adams
Verandah East Community Development District
c/o Wrathell, Hunt, and Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, Florida 34135

RE: Professional Services Agreement between FL GIS Solutions, LLC and Verandah East Community Development District

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with Verandah East Community Development District. Pursuant to our conversations, I am providing this professional services agreement.

General Agreements:

- I. **Services** – FL GIS Solutions, LLC will provide Geospatial services which include the following. Services performed by consultant include gathering and manipulating spatial data, inputting data into GIS geodatabase, and maintaining the CDD GIS Web application system.
 - A. For project maintenance Verandah East Community Development District “(VECDD)” will be billed at a rate of \$110.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
- II. **Compensation** – “VECDD” will pay FL GIS Solutions, LLC on a time and materials (T&M) basis for GIS services. FL GIS Solutions, LLC will provide monthly invoices to Verandah East Community Development District “(VECDD)” per the hourly rate of \$110.00 per hour. FL GIS Solutions, LLC will invoice “VECDD”, on the 1st of every month with payment expected within 15 days.
- III. **Termination** - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.
- IV. **Data** - All data created for the project described in this agreement is the property of “VECDD” and will be turned over to “VECDD” at the completion or termination of this agreement.
- V. **Other** - This agreement is only between FL GIS Solutions, LCC and Verandah East Community Development District “(VECDD)”. No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.
- VI. **Reimbursables** - Should “VECDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.



**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING 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

WHEREAS, the Verandah East Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Verandah East Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Richard Denis Shields, Jr., and Seat 2, currently held by Michael Lapinski, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 11TH DAY OF MAY, 2022.

**VERANDAH EAST COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Verandah East Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3rd Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Verandah East Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information please contact the Lee County Supervisor of Elections.

District Manager
Verandah East Community Development District

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Verandah East Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 10, 2022

HOUR: 1:00 p.m.

LOCATION: 11390 Palm Beach Blvd., First Floor
Ft. Myers, Florida 33905

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY, 2022.

ATTEST:

**VERANDAH EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGETS
FISCAL YEAR 2023**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
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**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 382,644				\$ 414,231
Allowable discounts (4%)	(15,306)				(16,569)
Assessment levy: on-roll - net	367,338	\$ 355,935	\$ 11,403	\$ 367,338	397,662
Assessment levy: off-roll	19,154	7,981	11,173	19,154	20,743
Interest and miscellaneous	600	30	570	600	600
Total revenues	387,092	363,946	23,146	387,092	419,005
EXPENDITURES					
Professional & admin					
Supervisors	7,000	4,000	3,000	7,000	7,000
Management and accounting	124,960	62,480	62,480	124,960	124,960
Audit	14,900	-	14,900	14,900	14,900
Legal	10,000	9,128	872	10,000	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	5,000	26,114	11,500	37,614	5,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,140	4,140	8,280	8,280
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Assessment roll preparation	24,000	24,000	-	24,000	24,000
Telephone	775	388	387	775	775
Postage	500	651	-	651	500
Insurance	13,300	13,539	-	13,539	15,200
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	763	737	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	-	1,410	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	676	824	1,500	1,500
Annual district filing fee	350	273	-	273	350
Total professional & admin	249,902	162,915	119,914	282,829	251,802
Water management					
Contractual services	115,000	48,929	66,071	115,000	123,050
Aquascaping/pipe cleanout	5,000	351	4,649	5,000	5,000
Utilities	3,000	458	742	1,200	1,200
Contingencies	5,000	-	5,000	5,000	5,000
Total water management	128,000	49,738	76,462	126,200	134,250

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Other fees and charges					
Property appraiser	1,740	1,211	529	1,740	1,740
Tax collector	5,740	2,785	2,955	5,740	6,213
Total other fees and charges	<u>7,480</u>	<u>3,996</u>	<u>3,484</u>	<u>7,480</u>	<u>7,953</u>
Total expenditures	<u>385,382</u>	<u>216,649</u>	<u>199,860</u>	<u>416,509</u>	<u>394,005</u>
Net increase/(decrease) of fund balance	1,710	147,297	(176,714)	(29,417)	25,000
Fund balance - beginning (unaudited)	147,319	162,520	309,817	162,520	133,103
Fund balance - ending (projected)	<u>\$ 149,029</u>	<u>\$ 309,817</u>	<u>\$ 133,103</u>	<u>\$ 133,103</u>	<u>\$ 158,103</u>

Combined Assessment Summary				
Description	Units	FY 2022	Proposed Assessment	Total Revenue
On-roll	1,642.00	\$ 233.04	\$ 252.27	\$ 414,227.34
Off-roll	87.40	219.16	237.34	20,743.52
Total units:	<u>1,729.40</u>		Total revenue:	<u>434,970.86</u>

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 7,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates four (4) meetings and all five (5) Board Members receiving fees.	
Management and accounting	124,960
Wrathell, Hunt and Associates, LLC specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Audit Fees	14,900
The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida law and the rules of the Florida Auditor General.	
Legal	10,000
The District's attorney provides on-going general counsel and legal representation. He handles issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Field management	21,163
Wrathell, Hunt & Associates, LLC is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.	
Engineering	5,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assisting in developing infrastructure and improvement-related solutions for them in addition to advising the Districts on facility maintenance.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	8,280
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage rebate calculation	3,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	24,000
The Districts have contracts with AJC Associates, Inc., to prepare the annual assessment rolls.	
Telephone	775
Telephone and fax machine services.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	15,200
The Districts carry public officials liability and general liability insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate) and a public officials liability limit of \$1,000,000.	

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)	
Printing & binding	1,614
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Office expenses & supplies	250
Administrative and accounting supplies.	
Website	1,410
ADA website compliance	400
Contingencies	1,500
Bank charges and miscellaneous expenses incurred throughout the year.	
Annual district filing fee	350
Annual fee paid to the Department of Economic Opportunity.	
Contractual services	123,050
Contracts entered into by the Districts for water management related professional services.	
Aquascaping/pipe cleanout	5,000
Expenses incurred relating to supplemental lake littoral plantings and lake interconnect pipe cleanout.	
Utilities	1,200
Covers the costs of Electricity for CDD aerators.	
Contingencies	5,000
Miscellaneous water management expenses incurred throughout the year.	
Property appraiser	1,740
The property appraiser's fee is \$1.00 per parcel.	
Tax collector	6,213
The tax collector's fee is 1.5% of assessments collected.	
Total expenditures	<u><u>394,005</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 176,409				\$ 191,027
Allowable discounts (4%)	(7,056)				(7,641)
Assessment levy: on-roll - net	169,353	\$ 166,339	\$ 3,014	\$ 169,353	183,386
Interest and miscellaneous	263	15	248	263	263
Total revenues	169,616	166,354	3,262	169,616	183,649
EXPENDITURES					
Professional & admin					
Supervisors	3,064	1,758	1,306	3,064	3,064
Management and accounting	54,698	27,349	27,349	54,698	54,698
Audit	6,522	-	6,522	6,522	6,522
Legal	4,377	3,614	763	4,377	4,377
Field management	9,264	4,632	4,632	9,264	9,264
Engineering	2,189	11,593	5,000	16,593	2,189
Trustee	4,377	2,372	2,005	4,377	4,377
Dissemination agent	3,624	1,812	1,812	3,624	3,624
Arbitrage rebate calculation	1,313	-	1,313	1,313	1,313
Assessment roll preparation	10,505	10,591	-	10,591	10,505
Telephone	339	170	169	339	339
Postage	219	286	-	286	219
Insurance	5,822	6,018	-	6,018	6,653
Printing & binding	706	353	353	706	706
Legal advertising	657	335	322	657	657
Office expenses & supplies	109	-	109	109	109
Website	617	-	617	617	617
ADA website compliance	175	-	175	175	175
Contingencies	657	352	305	657	657
Annual district filing fee	153	77	-	77	153
Total professional & admin	109,387	71,312	52,752	124,064	110,218
Water management					
Contractual services	50,338	21,653	28,685	50,338	53,862
Aquascaping/Pipe Cleanout	2,189	351	1,838	2,189	2,189
Utilities	1,313	201	324	525	525
Contingencies	2,189	-	2,189	2,189	2,189
Total water management	56,029	22,205	33,036	55,241	58,765

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
Other fees and charges					
Property appraiser	802	720	82	802	802
Tax collector	2,646	1,090	1,556	2,646	2,864
Total other fees and charges	<u>3,448</u>	<u>1,810</u>	<u>1,638</u>	<u>3,448</u>	<u>3,666</u>
Total expenditures	<u>168,864</u>	<u>95,327</u>	<u>87,426</u>	<u>182,753</u>	<u>172,649</u>
 Net increase/(decrease) of fund balance	 752	 71,027	 (84,164)	 (13,137)	 11,000
Fund balance - beginning (unaudited)	32,928	39,044	110,071	39,044	25,907
Fund balance - ending (projected)	<u>\$ 33,680</u>	<u>\$ 110,071</u>	<u>\$ 25,907</u>	<u>\$ 25,907</u>	<u>\$ 36,907</u>

Assessment Summary

Description	FY 2022		Proposed Assessment	Total Revenue
	Units	Assessment		
On-roll	757.00	\$ 233.04	\$ 252.35	\$ 191,028.95
Off-roll	0.00	219.16	237.41	0.00
Total units:	<u>757.00</u>		Total revenue:	<u>\$ 191,028.95</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$ 206,234				\$ 223,209
Allowable discounts (4%)	(8,249)				(8,928)
Assessment levy: on-roll - net	197,985	\$ 189,596	\$ 8,389	\$ 197,985	214,281
Assessment levy: off-roll	19,154	7,981	11,173	19,154	20,738
Interest and miscellaneous	337	15	322	337	337
Total revenues	<u>217,476</u>	<u>197,592</u>	<u>19,884</u>	<u>217,476</u>	<u>235,356</u>
EXPENDITURES					
Professional & admin					
Supervisors	3,936	2,242	1,694	3,936	3,936
Management and accounting	70,262	35,131	35,131	70,262	70,262
Audit	8,378	-	8,378	8,378	8,378
Legal	5,623	5,514	109	5,623	5,623
Field management	11,899	5,949	5,950	11,899	11,899
Engineering	2,811	14,521	6,500	21,021	2,811
Trustee	5,623	3,003	2,620	5,623	5,623
Dissemination agent	4,656	2,328	2,328	4,656	4,656
Arbitrage rebate calculation	1,687	-	1,687	1,687	1,687
Assessment roll preparation	13,495	13,409	-	13,409	13,495
Telephone	436	218	218	436	436
Postage	281	365	-	365	281
Insurance	7,478	7,521	-	7,521	8,547
Printing & binding	908	454	454	908	908
Legal advertising	843	428	415	843	843
Office expenses & supplies	141	-	141	141	141
Website	793	-	793	793	793
ADA website compliance	225	-	225	225	225
Contingencies	843	324	519	843	843
Annual district filing fee	197	196	-	196	197
Total professional & admin fees	<u>140,515</u>	<u>91,603</u>	<u>67,162</u>	<u>158,765</u>	<u>141,584</u>
Water management					
Contractual services	64,662	27,276	37,386	64,662	69,188
Aquascaping/Pipe Cleanout	2,811	-	2,811	2,811	2,811
Utilities	1,687	257	418	675	675
Contingencies	2,811	-	2,811	2,811	2,811
Total water management	<u>71,971</u>	<u>27,533</u>	<u>43,426</u>	<u>70,959</u>	<u>75,485</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
Other fees and charges					
Property appraiser	938	491	447	938	938
Tax collector	3,094	1,695	1,399	3,094	3,349
Total other fees and charges	<u>4,032</u>	<u>2,186</u>	<u>1,846</u>	<u>4,032</u>	<u>4,287</u>
Total expenditures	<u>216,518</u>	<u>121,322</u>	<u>112,434</u>	<u>233,756</u>	<u>221,356</u>
 Net Increase/(decrease) of fund balance	 958	 76,270	 (92,550)	 (16,280)	 14,000
 Fund balance - beginning (unaudited)	 114,391	 123,476	 199,746	 123,476	 107,196
Fund balance - ending (projected)	<u><u>\$ 115,349</u></u>	<u><u>\$ 199,746</u></u>	<u><u>\$ 107,196</u></u>	<u><u>\$ 107,196</u></u>	<u><u>\$ 121,196</u></u>

Assessment Summary

Description	Units	FY 2022 Assessment	Proposed Assessment	Total Revenue
On-roll	885.00	\$ 233.04	\$ 252.21	\$ 223,205.85
Off-roll	87.40	219.16	237.28	20,738.27
Total units:	<u><u>972.40</u></u>		Total revenue:	<u><u>\$ 243,944.12</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,507,189				\$ 1,507,189
Allowable discounts (4%)	(60,288)				(60,288)
Assessment levy: on-roll - net	1,446,901	\$ 1,411,548	\$ 35,353	\$ 1,446,901	1,446,901
Interest	-	34	-	34	-
Total revenues	1,446,901	1,411,582	35,353	1,446,935	1,446,901
EXPENDITURES					
Debt service					
Principal	785,000	-	785,000	785,000	815,000
Interest	684,844	342,422	342,422	684,844	655,406
Total debt service	1,469,844	342,422	1,127,422	1,469,844	1,470,406
Excess/(deficiency) of revenues over/(under) expenditures	(22,943)	1,069,160	(1,092,069)	(22,909)	(23,505)
Fund balance:					
Net increase/(decrease) in fund balance	(22,943)	1,069,160	(1,092,069)	(22,909)	(23,505)
Beginning fund balance (unaudited)	875,975	879,209	1,948,369	879,209	856,300
Ending fund balance (projected)	<u>\$ 853,032</u>	<u>\$ 1,948,369</u>	<u>\$ 856,300</u>	<u>\$ 856,300</u>	<u>832,795</u>
Use of fund balance					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2023					(312,422)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 145,373</u>

Verandah East
Community Development District
Series 2016
\$20,615,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
11/01/2022	-	-	327,703.13	327,703.13
05/01/2023	815,000.00	3.750%	327,703.13	1,142,703.13
11/01/2023	-	-	312,421.88	312,421.88
05/01/2024	845,000.00	3.750%	312,421.88	1,157,421.88
11/01/2024	-	-	296,578.13	296,578.13
05/01/2025	880,000.00	3.750%	296,578.13	1,176,578.13
11/01/2025	-	-	280,078.13	280,078.13
05/01/2026	910,000.00	3.750%	280,078.13	1,190,078.13
11/01/2026	-	-	263,015.63	263,015.63
05/01/2027	950,000.00	4.000%	263,015.63	1,213,015.63
11/01/2027	-	-	244,015.63	244,015.63
05/01/2028	985,000.00	4.000%	244,015.63	1,229,015.63
11/01/2028	-	-	224,315.63	224,315.63
05/01/2029	1,025,000.00	4.000%	224,315.63	1,249,315.63
11/01/2029	-	-	203,815.63	203,815.63
05/01/2030	1,065,000.00	4.000%	203,815.63	1,268,815.63
11/01/2030	-	-	182,515.63	182,515.63
05/01/2031	1,105,000.00	4.000%	182,515.63	1,287,515.63
11/01/2031	-	-	160,415.63	160,415.63
05/01/2032	1,155,000.00	4.125%	160,415.63	1,315,415.63
11/01/2032	-	-	136,593.75	136,593.75
05/01/2033	1,200,000.00	4.125%	136,593.75	1,336,593.75
11/1/2033	-	-	111,843.75	111,843.75
5/1/2034	1,250,000.00	4.125%	111,843.75	1,361,843.75
11/1/2034	-	-	86,062.50	86,062.50
5/1/2035	1,305,000.00	4.250%	86,062.50	1,391,062.50
11/1/2035	-	-	58,331.25	58,331.25
5/1/2036	1,355,000.00	4.250%	58,331.25	1,413,331.25
11/1/2036	-	-	29,537.50	29,537.50
5/1/2037	1,390,000.00	4.250%	29,537.50	1,419,537.50
Total	\$17,020,000.00	-	\$6,519,331.36	\$23,539,331.36

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013 BONDS**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 950,902				\$ 945,391
Allowable discounts (4%)	(38,036)				(37,816)
Assessment levy: on-roll - net	912,866	\$ 866,702	\$ 46,164	\$ 912,866	907,575
Assessment levy: off-roll	334,046	72,637	261,409	334,046	332,699
Assessment prepayments	-	41,944	-	41,944	-
Interest	-	28	-	28	-
Total revenues	<u>1,246,912</u>	<u>981,311</u>	<u>307,573</u>	<u>1,288,884</u>	<u>1,240,274</u>
EXPENDITURES					
Debt service					
Principal	700,000	-	700,000	700,000	720,000
Interest	538,700	269,350	269,350	538,700	507,300
Prepayment	-	5,000	-	5,000	-
Total expenditures	<u>1,238,700</u>	<u>274,350</u>	<u>969,350</u>	<u>1,243,700</u>	<u>1,227,300</u>
Excess/(deficiency) of revenues over/(under) expenditures	8,212	706,961	(661,777)	45,184	12,974
Fund balance:					
Net increase/(decrease) in fund balance	8,212	706,961	(661,777)	45,184	12,974
Beginning fund balance (unaudited)	666,248	674,558	1,381,519	674,558	719,742
Ending fund balance (projected)	<u>\$ 674,460</u>	<u>\$ 1,381,519</u>	<u>\$ 719,742</u>	<u>\$ 719,742</u>	<u>732,716</u>
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2023					(239,250)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 45,116</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-	-	253,650.00	253,650.00
05/01/2023	720,000.00	4.000%	253,650.00	973,650.00
11/01/2023	-	-	239,250.00	239,250.00
05/01/2024	755,000.00	5.000%	239,250.00	994,250.00
11/01/2024	-	-	220,375.00	220,375.00
05/01/2025	795,000.00	5.000%	220,375.00	1,015,375.00
11/01/2025	-	-	200,500.00	200,500.00
05/01/2026	835,000.00	5.000%	200,500.00	1,035,500.00
11/01/2026	-	-	179,625.00	179,625.00
05/01/2027	880,000.00	5.000%	179,625.00	1,059,625.00
11/01/2027	-	-	157,625.00	157,625.00
05/01/2028	925,000.00	5.000%	157,625.00	1,082,625.00
11/01/2028	-	-	134,500.00	134,500.00
05/01/2029	970,000.00	5.000%	134,500.00	1,104,500.00
11/01/2029	-	-	110,250.00	110,250.00
05/01/2030	1,020,000.00	5.000%	110,250.00	1,130,250.00
11/01/2030	-	-	84,750.00	84,750.00
05/01/2031	1,075,000.00	5.000%	84,750.00	1,159,750.00
11/01/2031	-	-	57,875.00	57,875.00
05/01/2032	1,130,000.00	5.000%	57,875.00	1,187,875.00
11/01/2032	-	-	29,625.00	29,625.00
05/01/2033	1,185,000.00	5.000%	29,625.00	1,214,625.00
Total	\$10,990,000.00	-	\$3,874,500.00	\$14,864,500.00

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2022-2023
2016 Series Bonds**

PRELIMINARY

**Lee County
14 years remaining**

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 252.27	\$ 4,007.27	\$ 38,422.97
Brantley Oaks	117	23	SF 100-2	3,500.00	252.27	3,752.27	35,808.40
Whispering Oaks	118	31	SF-100-2	3,500.00	252.27	3,752.27	35,808.40
Torey Pines	127S	26	SF-85-1	2,963.00	252.27	3,215.27	30,295.62
Cedar Hammock	124	38	SF 85-2	2,600.00	252.27	2,852.27	26,600.52
Edgewater Trace	127N	23	SF 75	2,662.85	252.27	2,915.12	27,226.67
Palmetto Grove	120	34	SF 70-2	2,000.00	252.27	2,252.27	20,447.30
Sabal Point	121	29	SF 70-3	1,400.00	252.27	1,652.27	14,323.36
Otter Bend	123	45	Villa 60-1	1,600.00	252.27	1,852.27	16,369.55
Citrus Creek	122	30	Villa 60-2	1,300.00	252.27	1,552.27	13,300.17
Woodhaven	126	72	Villa 60-3	2,000.00	252.27	2,252.27	20,447.30
Willow Bend	128	26	SF 50	1,616.00	252.27	1,868.27	16,539.22
Ambleswind Cove	132	54	SF 50	1,616.00	252.27	1,868.27	16,539.22
Heritage Preserve	131	108	SF 50	1,616.00	252.27	1,868.27	16,539.22
Magnolia Pointe	129/130	51	SF 50	1,616.00	252.27	1,868.27	16,539.22
Willow Ridge	132	43	SF 50	1,616.00	252.27	1,868.27	16,539.22
Fairway Cove	125	93	SF 50	1,616.00	252.27	1,868.27	16,539.22

757

Fiscal Year 2021 - 2022 assessments:							
			SF 100-1	\$ 3,755.00	\$ 233.05	\$ 3,988.05	\$ 40,453.75
			SF 100-2	3,500.00	233.05	3,733.05	37,701.00
			SF 85-1	2,963.00	233.05	3,196.05	31,896.84
			SF 85-2	2,600.00	233.05	2,833.05	28,006.45
			SF 75	2,662.85	233.05	2,895.90	28,665.69
			SF 70-2	2,000.00	233.05	2,233.05	21,528.01
			SF 70-3	1,400.00	233.05	1,633.05	15,080.40
			Villa 60-1	1,600.00	233.05	1,833.05	17,234.74
			Villa 60-2	1,300.00	233.05	1,533.05	14,003.13
			Villa 60-3	2,000.00	233.05	2,233.05	21,528.01
			SF 50	1,616.00	233.05	1,849.05	17,413.37

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2022-2023
2013 Series**

*****PRELIMINARY*****

**Lee County
10 years remaining**

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Hammock Creek	River Village	\$ 2,245.81	\$ 252.27	\$ 2,498.08	\$ 16,577.10
Oak Bend	River Village	2,245.81	252.27	2,498.08	16,577.10
Sanctuary Pointe	Custom SF 100	2,245.81	252.27	2,498.08	16,577.10
Shadetree Pointe	Custom SF 100	2,245.81	252.27	2,498.08	16,577.10
Mossy Oak	Custom SF 100	2,245.81	252.27	2,498.08	16,577.10
Cypress Marsh	Custom SF 85	1,641.22	252.27	1,893.49	12,114.42
River Point	Custom SF 85	1,641.22	252.27	1,893.49	12,114.42
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	252.27	1,880.41	12,480.10
Shady Bend	Production 70-2	1,122.91	252.27	1,375.18	8,288.55
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	252.27	1,294.97	7,696.51
Royal Palm (Lots 12-21)	Single Family 50	777.43	252.27	1,029.70	5,738.44
Orange Tree Bend	SF 60/Villa 55	950.17	252.27	1,202.44	7,013.49
Bramble Cove	Villa 50	777.43	252.27	1,029.70	5,738.44
Lakeview	Villa 50	777.43	252.27	1,029.70	5,738.44
Preserves Edge	Villa 50	777.43	252.27	1,029.70	5,738.44
Idlewild	Coach Home - L	580.46	252.27	832.73	4,284.54
Pebblebrook	Coach Home - L	580.46	252.27	832.73	4,284.54
Cottonwood Bend	Town Homes	518.32	252.27	770.59	3,825.86

Fiscal year 2021 - 2022 assessments:	River Village	\$ 2,245.81	\$ 233.04	\$ 2,478.85	\$ 17,865.84
	Custom SF 100	2,245.81	233.04	\$ 2,478.85	\$ 17,865.84
	Custom SF 85	1,641.22	233.04	\$ 1,874.26	\$ 13,056.21
	Production 70-1	1,628.14	233.04	\$ 1,861.18	\$ 13,450.33
	Production 70-2	1,122.91	233.04	\$ 1,355.95	\$ 8,932.92
	Single Family 65	1,042.70	233.04	\$ 1,275.74	\$ 8,294.85
	Single Family 50	777.43	233.04	\$ 1,010.47	\$ 6,184.56
	SF 60/Villa 55	950.17	233.04	\$ 1,183.21	\$ 7,558.74
	Villa 50	777.43	233.04	\$ 1,010.47	\$ 6,184.56
	Coach Home - L	580.46	233.04	\$ 813.50	\$ 4,617.63
	Town Homes	518.32	233.04	\$ 751.36	\$ 4,123.29

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2022-05

A RESOLUTION OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Verandah East Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of May, 2022.

Attest:

**VERANDAH EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	1:00 P.M.
January 11, 2023	Regular Meeting	1:00 P.M.
May 10, 2023	Regular Meeting	1:00 P.M.
August 9, 2023	Public Hearing & Regular Meeting	1:00 P.M.

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

8

Accused property manager bought jet

Suit: He embezzled tens
of millions of dollars

Dan Glaun

Naples Daily News

USA TODAY NETWORK – FLORIDA

Some businessmen, when accused of embezzling their clients' money, might try to lay low.

Not Orlando Miserandino Ortiz. He bought a private jet.

Thirty-three Collier and Lee county condo and homeowner associations have now accused Ortiz's company, American Property Management Services, of financial misconduct, with the associations' lawyer estimating losses totaling tens of millions of dollars.

APMS was first sued in April for failing to turn over client bank accounts. Four days later, Ortiz created a company called Gama Jets LLC.

Frequent flyers

By May 7, Gama Jets was the new owner of a 1999 Hawker 800XP business jet — and wasted no time in using it. The plane began making frequent international trips, primarily between Naples Airport, Opa-Locka Executive Airport in Miami and destinations in Colombia, including other long-distance jaunts.

See PRIVATE JET, Page 12A

Private jet

Continued from Page 1A

It's averaged four flights per week since the start of December, hitting destinations including Las Vegas, the eastern coast of the Dominican Republic, Guadalajara, Mexico, and São Gonçalo do Amarante in Brazil.

The current whereabouts of Ortiz and Lina Munoz Posada, his wife and business partner, are unclear. The last available data for the plane shows it making a series of flights on Jan. 31: from Miami toward the Bahamas, to Tallahassee, and then back to Miami.

APMS workers told clients that Ortiz and Posada have been mostly out of the country since January 2021 because of the health of a family member in South America, according to Royal Bay Villas Condo Association President Laura Rigsby.

As of Feb. 2, the company hasn't answered the legal actions filed against it this year. On Jan. 24, the owner of American Property Management's office building sued the company for failing to pay rent that month.

And a process server wrote in a Jan. 27 affidavit that he was unable to contact Ortiz or Posada at their Naples home address, with the building's property manager saying the couple had been unreachable for several months.

An attorney who represented Ortiz in the April lawsuit did not return a request for comment. A phone number for Ortiz listed on the plane's FAA paperwork was out of service.

In response to a Naples Daily News query seeking to speak with Tampa-based Ortiz, Shutts & Bowen partner Attorney Erik R. Matheney said: "We represent American Property Management Services. We have not entered an appearance for any other party. As such, we cannot address your question regarding speaking to Mr. Ortiz."

It is unclear which if any of those flights Ortiz and Lina Munoz Posada personally took. The Daily News' analysis was based on transponder data from the air traffic tracking organization ADSB-Exchange, which does not include passenger information or flight plans.

An online listing for the plane touts leather seats, tasteful woodwork, a sound system with two subwoofers and "luxurious coordinating carpeting." The



Orlando Miserandino Ortiz created a company, Gama Jets LLC, days after he received notice of a lawsuit. The company then bought a a 1999 Hawker 800XP business jet. According to a process server, Ortz and his wife been unreachable for several months. TOMAS CUBERO MAINGOT - SJO SPOTTER

listing does not include an asking price, but Hawker 800XP's typically sell for \$1.8 million to \$2.2 million, according to the private plane sales company ev-Jets.

Jamaican beats

Ortiz's Hawker shares a connection to reggaetón royalty.

A company managed by the sister of megastar Colombian recording artist J Balvin possessed the plane before its sale to Gama Jets, according to FAA records. A co-founder of Balvin's management company is listed as the creditor of a \$350,000 aircraft security agreement with Gama Jets — essentially a mortgage using the jet as collateral.

Such arrangements are common in the private aviation business and are sometimes used to finance the purchase of a plane when the buyer can't pay the full price up front, according to Bruce D. Green, an aviation attorney based in Fort Lauderdale.

"It's just like borrowing money on your house," Green said in an interview.

There are no allegations of wrongdo-

Orlando Miserandino Ortiz is also the registered owner of the "Lucky Star 2," a 31-foot Sea Ray sport boat, according to U.S. Coast Guard records.

ing by Balvin or his management company, and the Daily News has seen no evidence of any connection between them and Ortiz beyond the plane transactions.

Balvin's manager did not return a message seeking comment.

Frozen accounts

Community associations claim Ortiz and Posada placed client money in bank accounts the associations could not access and have since refused to turn over control of the accounts. A letter to residents of the Commodore Club on Harbour Drive in Naples claims APMS concealed its embezzlement by providing forged bank statements to the community's board.

"At this time, we are in communication with the Secret Service and local

authorities," the letter said. "We are no alone."

A judge granted the associations a temporary restraining order to freeze the funds in AMPS' Wells Fargo bank accounts earlier this month.

Attorney Jason Hamilton Mikes, who is representing the community associations, shared evidence of the fraud with the Daily News: an image of a \$150,000 check from the Vista Palms condo association to L&O Consulting Group, a company owned by Posada and Ortiz. The association had no previous relationship with L&O consulting and did not approve the spending, Mikes said.

If Ortiz tired of the air, he could always travel by sea. He is also the registered owner of the "Lucky Star 2," a 31-foot Sea Ray sport boat, according to U.S. Coast Guard records collected by the data broker LexisNexis.

Fort Myers News Press journalist Michael Braun contributed to this report.

Criminal justice investigative reporter Dan Glaun can be reached at dan.glaun@naplesnews.com or on Twitter @dglauun.

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

9



TO: Chuck Adams, District Manager
Verandah East CDD

DATE: May 5, 2022

FROM: Jordan L. Varble, P.E.

RE: 20-Year Stormwater Management
Needs Analysis

House Bill 53 passed by the Florida Legislature and signed into law in 2021 included language that requires counties, municipalities, and special districts with stormwater management systems to develop a 20-year needs analysis. Verandah East Community Development District (CDD) is one of the special districts required by law to perform the analysis every five years, the first of which is due June 30, 2022.

The Office of Economic and Demographic Research (EDR) developed a workbook template in Microsoft Excel for use in completing the report. Johnson Engineering, Inc. (JEI), collected information from own records, CDD records, and/or publicly-available sources to complete the report, attached separately for review by the CDD board and eventual submittal to Lee County. Also attached separately is a shapefile of the approximate CDD boundary (based on the parcel linework from the County property appraiser).

A tabular listing of the stormwater conveyance culverts owned and operated by the CDD is provided in **Table I**. Reinforced concrete pipes (RCP) have an anticipated lifespan of 50 years to 100 years. The anticipated replacement date for the culverts within the district is year 2080, based on a 75-year lifespan for RCP and an installation date of 2005. This is beyond the 20-year replacement budget projection requirement by EDR and a replacement estimate has not been prepared.

Table I. Listing of CDD Stormwater Management Culverts.

Diameter (inch)	Total Length (foot)	Material	Date Installed	Approx. Remaining Lifespan	Anticipated Replacement Date
24	1,177	Concrete	2005	58	2080
42	316	Concrete	2005	58	2080
54	367	Concrete	2005	58	2080
Weir	29	Concrete	2006	59	2081
18	397	Concrete	2006	59	2081
24	2,279	Concrete	2006	59	2081
30	1,058	Concrete	2006	59	2081
36	1,282	Concrete	2006	59	2081
42	868	Concrete	2006	59	2081
60	226	Concrete	2006	59	2081
24	815	Concrete	2013	66	2088
24	368	Concrete	2014	67	2089
24	378	Concrete	2016	69	2091
30	711	Concrete	2017	70	2092
24	801	Concrete	2020	73	2095
30	1,848	Concrete	2020	73	2095
36	785	Concrete	2020	73	2095

Other stormwater management facilities within the district including swales, stormwater ponds, and wetland systems do not have anticipated lifespans if properly maintained, and as such do not have associated lifetime replacement costs. These items will continue to be maintained by the CDD on an annual basis. If maintenance is not provided to keep them functional as intended by one or more permits, then refurbishment, retrofit, and/or reconstruction will be necessary and that may be considered a major expense. These facilities are in adequate condition and do not need to be reconstructed. Therefore, no infrastructure components requiring a major expense (as defined by EDR as a single replacement project greater than 5% of the total operation and maintenance expenditures over the most recent five-year period) are targeted for replacement within the 20-year time horizon. Sometimes there are issues during construction that result in the lifespan being much less than anticipated. The cost to repair, replace and/or rehabilitate the pipe should be in the budget process in the form of a reserve. It is recommended that the CDD have reserves to cover at least two percent of the total cost of pipe replacement throughout the community, which would be approximately \$49,000.

Given that construction within the community is complete, the CDD does not anticipate future expansion. The CDD also does not have anticipated stormwater resiliency projects related to climate change.

cc: 20066024-004

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Governor. For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Verandah East Community Development District
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Chuck Adams
Position/Title:	CDD Manager
Email Address:	adamsc@whhassociates.com
Phone Number:	239-498-9020

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWWMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input checked="" type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Management of the stormwater management is conducted in accordance with the SFWMD Permit 36-04314-P General and Special Conditions. Routine maintenance of the system is performed by experienced stormwater maintenance contractors and is funded by the CDD budget through non-ad valorem assessments.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

CDD budget through non-ad valorem assessments.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

See SFWMD Permit 36-04314-P.

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

Even though the CDD does not have a "program" to involve the public regarding stormwater issues or complaints. The CDD Board meetings are open to the public and the public is allowed to address the board on such topics. The Verandah East CDD manager's contact information is provided on the CDD website.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	13,705.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	37	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	22	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

SFWMD ERP permit.

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The boundary of the stormwater service area coincides with the CDD boundary.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

No expected changes in the service area within the next 20 years.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	56	306	355	412	477

Brief description of growth greater than 15% over any 5-year period:

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Resiliency Projects with No Identified Funding Source Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
- If no, how many facilities have been assessed? 0
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
- If yes, please provide a link if available:
- If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	45,374	45,374	0	0	0	0	0
2017-18	52,776	52,776	0	0	0	0	0
2018-19	38,828	38,828	0	0	0	0	0
2019-20	47,354	47,354	0	0	0	0	0
2020-21	52,137	52,137	0	0	0	0	0

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	306	355	412	477
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	306	355	412	477

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

10

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service Series 2016	Capital Projects Series 2016	
ASSETS				
Cash (SunTrust)	\$120,898	\$ -	\$ -	\$ 120,898
Investments				
Revenue account	-	1,560,916	-	1,560,916
Reserve account	-	375,000	-	375,000
Prepayment	-	4	-	4
Construction account	-	-	3	3
Due from other governments	6,355	-	-	6,355
Due from general fund	-	12,449	-	12,449
Deposits	45	-	-	45
Total assets	<u>\$ 127,298</u>	<u>\$ 1,948,369</u>	<u>\$ 3</u>	<u>\$ 2,075,670</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to debt service fund	\$ 12,449	\$ -	\$ -	\$ 12,449
Due to other governments	4,778	-	-	4,778
Total liabilities	<u>17,227</u>	<u>-</u>	<u>-</u>	<u>17,227</u>
Fund balances:				
Restricted for:				
Debt service	-	1,948,369	-	1,948,369
Capital projects	-	-	3	3
Unassigned	110,071	-	-	110,071
Total fund balances	<u>110,071</u>	<u>1,948,369</u>	<u>3</u>	<u>2,058,443</u>
Total liabilities and fund balances	<u>\$127,298</u>	<u>\$1,948,369</u>	<u>\$ 3</u>	<u>\$ 2,075,670</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ 1,457	\$ 166,339	\$ 169,353	98%
Interest & miscellaneous	1	15	263	6%
Total revenue	<u>1,458</u>	<u>166,354</u>	<u>169,616</u>	98%
EXPENDITURE				
Professional and administrative				
Supervisors	-	1,758	3,064	57%
Management and accounting	4,558	27,349	54,698	50%
Audit	-	-	6,522	0%
Legal	749	3,614	4,377	83%
Field management	772	4,632	9,264	50%
Engineering	6,869	11,593	2,189	530%
Trustee	-	2,372	4,377	54%
Dissemination agent	302	1,812	3,624	50%
Arbitrage	-	-	1,313	0%
Assessment roll preparation	-	10,591	10,505	101%
Telephone	28	170	339	50%
Postage	18	286	219	131%
Insurance	-	6,018	5,822	103%
Printing & binding	59	353	706	50%
Legal advertising	-	335	657	51%
Office expenses and supplies	-	-	109	0%
Website	-	-	617	0%
Contingencies	49	352	657	54%
ADA website compliance	-	-	175	0%
Annual district filing fee	-	77	153	50%
Total professional & admin expenses	<u>13,404</u>	<u>71,312</u>	<u>109,387</u>	65%
Water management				
Contractual services	4,346	21,653	50,338	43%
Aquascaping	-	351	2,189	16%
Utilities	27	201	1,313	15%
Contingencies	-	-	2,189	0%
Total water management	<u>4,373</u>	<u>22,205</u>	<u>56,029</u>	40%

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	720	802	90%
Tax collector	-	1,090	2,646	41%
Total other fees & charges	<u>-</u>	<u>1,810</u>	<u>3,448</u>	52%
Total expenditures	<u>17,777</u>	<u>95,327</u>	<u>168,864</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(16,319)	71,027	752	
Fund balances - beginning	<u>126,390</u>	<u>39,044</u>	<u>32,928</u>	
Fund balances - ending	<u>\$ 110,071</u>	<u>\$ 110,071</u>	<u>\$ 33,680</u>	

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 201 - SERIES 2016
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 12,449	\$ 1,411,548	\$ 1,446,901	98%
Interest	9	34	-	N/A
Total revenues	<u>12,458</u>	<u>1,411,582</u>	<u>1,446,901</u>	98%
EXPENDITURES				
Debt service				
Principal	-	-	785,000	0%
Interest	-	342,422	684,844	50%
Total expenditures	<u>-</u>	<u>342,422</u>	<u>1,469,844</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	12,458	1,069,160	(22,943)	
Fund balances - beginning	1,935,911	879,209	875,975	
Fund balances - ending	<u>\$ 1,948,369</u>	<u>\$ 1,948,369</u>	<u>\$ 853,032</u>	

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 302 - SERIES 2016
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date
REVENUES		
Interest	\$ 1	\$ 1
Total revenues	1	1
 EXPENDITURES		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	1	1
 Fund balances - beginning	2	2
Fund balances - ending	\$ 3	\$ 3

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

11

DRAFT

**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 12, 2022 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present were:

David Moore	Chair
Richard (Denny) Shields, Jr.	Vice Chair
Christina Jaross	Assistant Secretary
Jacqueline Voiles	Assistant Secretary
Michael Lapinski	Assistant Secretary

Also present were:

Chuck Adams (via telephone)	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Jonathan Johnson (via telephone)	District Counsel
Alyssa Willson (via telephone)	District Counsel
Brent Burford	District Engineer
Susan Shields	Resident/VCA Board Member
Lynne Pietrzyk	VCA General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident and VCA Board Member Susan Shields expressed the VCA Board's appreciation of the CDD's cooperation to perform proper due diligence and exploratory work in pursuing and encompassing an effective Agreement to maintain CDD assets and landscaping. She noted her confusion about Item 3BI, the quit claim deed from the Developer to the CDD for these assets, as the transfer was supposedly completed in 2016 and was the impetus for pursuing a maintenance agreement.

41 **THIRD ORDER OF BUSINESS****Update: CDD Ownership and Maintenance
of Property**

42

43

44 **A. Consideration of Agreement Between the Verandah East Community Development
45 District and Verandah Community Association, Inc., for Facility Management,
46 Operation and Maintenance Services**

47 **B. Consideration of Conveyance Documents**

48 **I. Quit Claim Bill of Sale (Perimeter Wall and Landscaping)**

49 Ms. Willson stated the Quit Claim Bill of Sale was initially included because, as discussed
50 in prior meetings, only portions of the perimeter wall within certain areas were conveyed in
51 2016; it was not the entire perimeter wall. Rather than a piecemeal process of having the part
52 of the wall that was previously conveyed and the part of the wall not conveyed to this part of
53 the CDD, the Quit Claim Deed would ensure that the CDD has full interest in the entire wall for
54 this portion of the CDD.

55 Discussion ensued regarding whether the fencing and the wall on Club property would
56 be turned over to the CDD or to the VCA, the purpose of pursuing a Maintenance Agreement
57 with the VCA and whether the Developer has the right to execute an Agreement with the CDD.

58 Mr. Shields believed the VCA should control and perhaps even own the wall.

59 Mr. Moore described the portions of the wall that were never planned for and stated he
60 is not in agreement that the CDD is the correct repository.

61 Discussion ensued about conflicting maintenance easements, ownership of properties
62 on which the wall is constructed and whether the CDD should take ownership of the property.

63 Ms. Willson stated the VCA's attorney was recommending that the VCA be the
64 responsible entity for maintenance, repairs and replacement and the CDD be the owner and
65 carry the insurance on the wall. If both entities agree, the VCA would be responsible for wear
66 and tear and replacement of the wall.

67 Discussion ensued regarding the 2016 bond restructuring, easements, maintenance
68 agreements, ongoing funding of maintenance and repairs and previous actions by the
69 Developer on behalf of the CDD. The consensus was that signing the Quit Claim today without
70 further research into the issues may further complicate the issue.

71 Ms. Willson recommended tabling Items 3BI and 3BII.

72

73 **On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor,**
74 **tabling Items 3BI and 3BII and authorizing a CDD Board Member to work with**
75 **the VCA representatives and Staff, was approved.**

76
77
78 Mr. Lapinski was designated to work with the VCA and Staff on the Maintenance
79 Agreement.

80 Discussion ensued regarding the difference in wall ownership between the Verandah
81 East CDD (VECDD) and the Verandah West CDD (VWCDD). Ms. Willson stated VWCDD never
82 had ownership of the wall, did not refinance it using public funds to pay for the wall and never
83 accepted ownership of the wall. When VECDD refinanced its bonds, public funds were utilized
84 to pay for hardscape and, as a result, the VECDD could not sell the wall. Ms. Willson stated she
85 would research the bond indenture requirements to see if the requirement would expire when
86 the bonds are no longer outstanding. Mrs. Adams stated that would be in May 2037.

87 The consensus was that Item 3A would also be tabled but remain on the agenda.

88 Ms. Willson stated the VCA also requested an inspection of the wall and the District
89 Engineer was contacted accordingly. Mr. Burford stated the inspection was underway; he was
90 utilizing a GPS unit and documenting the concrete wall and chain-link fence so that an accurate
91 survey can be compiled as previously discussed.

92 Discussion ensued regarding wall repairs to be done in Otter Bend. The consensus was
93 that the repairs were approved. Mr. Burford described previous wall and fence damage and
94 stated his survey would identify damage beyond wear and tear. He noted that the wall would
95 need additional attention in the coming years.

96 **II. Release of License Agreement**

97 **III. Special Warranty Deed (Edgewater Trace, Parcel 127 North)**

98 Ms. Willson stated the Special Warranty Deed was the same as previously presented.
99 Questions were raised and the District Engineer would address the platting issue discovered.

100 Mr. Burford stated the County changed some requirements; previously in other portions
101 of the CDDs the required 20' lake maintenance easement allowed for 10' to be on the owner's
102 property but that changed. Now, no portion of the lake maintenance easement is permitted to
103 be on the lots, so two 10' wide easements are utilized.

104

On MOTION by Mr. Moore and seconded by Ms. Voiles, with all in favor, the Special Warranty Deed for Edgewater Trace, Parcel 127 North, was accepted.

IV. Quit Claim Warranty Deed (Edgewater Trace, Parcel 127 North)

Ms. Willson stated the District Engineer reviewed this document and deemed it appropriate for acceptance. Mr. Moore stated he was unable to locate the folio number in Lee County’s system so he cannot sign it. Mr. Moore provided the folio number to Mr. Burford for reference.

V. Bill of Sale – Edgewater Trace, Parcel 127 North

VI. Quit Claim Bill of Sale (Edgewater Trace LK-3)

The consensus was to table Items 3B IV, V and VI to the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021

Mr. Adams presented the proposed amended Fiscal Year 2021 budget. As some line items were nearly at budget, amending the Fiscal Year 2021 budget was recommended to avoid the possibility of an audit finding if any journal entry adjustments could cause an issue.

Mrs. Adams presented Resolution 2022-01.

On MOTION by Mr. Moore and seconded by Ms. Jaross, with all in favor, Resolution 2022-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Johnson Engineering, Inc., Stormwater Management Needs Analysis Proposal

Mr. Burford presented the Johnson Engineering, Inc., proposal for preparation and submittal of the Stormwater Management Needs Analysis Report. Mr. Moore asked if this would be a shared expense with VWCCD. Mr. Burford replied affirmatively.

142 Discussion ensued regarding street inlets and infrastructure owned by the VCA. Ms.
143 Willson believed it might be appropriate to include a footnote in the facility description stating
144 that other infrastructure owned by the VCA contributes to the facilities; however, it is not
145 necessary to report on another entity's infrastructure. Mr. Moore stated he would advise the
146 VCA about the reporting requirement.

147 Discussion ensued regarding the Report and funding sources for mitigation and repairs.
148

149 **On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor, the**
150 **Johnson Engineering, Inc., proposal for preparation of the Stormwater**
151 **Management Needs Analysis Report, amended as discussed, in a not to exceed**
152 **amount of \$8,450, was approved.**

153

154

155 **SIXTH ORDER OF BUSINESS**

Ratification of HGS Transition Letter

156

157 • **Kutak Rock LLP Retention and Fee Agreement**

158 Ms. Willson presented the joint letter by Hopping Green & Sams and Kutak Rock, LLP
159 and the Kutak Rock Retention and Fee Agreement, previously executed by the Chair.

160

161 **On MOTION by Mr. Moore and seconded by Mr. Shields, with all in favor,**
162 **engagement of Kutak Rock, LLP, for District Counsel Services and the Retention**
163 **and Fee Agreement, were approved.**

164

165

166 **SEVENTH ORDER OF BUSINESS**

**Discussion: Statutory Changes from 2021
Legislative Session**

167

168

169 **A. Wastewater and Stormwater Needs Analysis**

170 This item was addressed during the Fifth Order of Business.

171 **B. Prompt Payment Policies**

- 172 • **Consideration of Resolution 2022-02 Adopting Prompt Payment Policies and**
173 **Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability**
174 **Clause; and Providing an Effective Date**

175 Ms. Willson presented Resolution 2022-02 and discussed new legislation making it
176 necessary for the CDD to implement prompt payment policies for construction contracts.

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On MOTION by Mr. Shields and seconded by Mr. Lapinski, with all in favor, Resolution 2022-02 Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2021

Mrs. Adams presented the Unaudited Financial Statements as of November 30, 2021.

On MOTION by Mr. Lapinski and seconded by Mr. Shields, the Unaudited Financial Statements as of November 30, 2021, were accepted.

NINTH ORDER OF BUSINESS

Approval of October 13, 2021 Regular Meeting Minutes

This item was presented following Item 10A.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

Mr. Moore stated he did not receive an email regarding insurance. Mrs. Adams stated she would re-send it.

▪ Approval of October 13, 2021 Regular Meeting Minutes

This item, previously the Ninth Order of Business, was presented out of order.

Mrs. Adams presented the October 13, 2021 Regular Meeting Minutes.

On MOTION by Ms. Voiles and seconded by Mr. Moore, with all in favor, the October 13, 2021 Regular Meeting Minutes, as presented, were approved.

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

Mr. Burford stated that the expense discussed for the Stormwater Needs Analysis Report is the cost for VECDD only and VWCDD West would be billed the same amount.

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

216 • **NEXT MEETING DATE: May 11, 2022 at 1:00 P.M.**

217 ○ **QUORUM CHECK**

218 All Supervisors confirmed their attendance at the May 11, 2022 meeting.

219

220 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

221

222 Mr. Moore thanked Staff for addressing the wall repairs. He discussed concerns about
223 Florida Power & Light (FPL) billing and issues with discrepancies pertaining to the meters.

224 Mr. Moore asked if the Board would prefer to only receive digital agendas. The
225 consensus was to continue receiving hardcopies of the agenda books.

226 Mr. Moore stated residents have been cutting foliage in the preserves behind their
227 homes. He suggested sending information regarding this to residents in conjunction with the
228 VCA. Mrs. Adams stated that she would have the information added to the CDD website and
229 the HOA can e-blast the information to the residents.

230 Mr. Willis stated the aforementioned insurance information was emailed to the Board
231 by Ms. Gillyard on December 13, 2021. Mr. Willis stated it would be emailed again.

232 Mrs. Adams stated a letter was sent to the resident who apparently sprayed ground
233 cover and seemed to have trimmed foliage in the conservation area behind their home.
234 Conservation signs are present in the area. The resident signed for the letter but Staff has not
235 received any calls from the resident.

236

237 **TWELFTH ORDER OF BUSINESS**

Adjournment

238

239 There being nothing further to discuss, the meeting adjourned.

240

On MOTION by Mr. Moore and seconded by Ms. Voiles, with all in favor, the meeting adjourned at 2:16 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE

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Secretary/Assistant Secretary

Chair/Vice Chair

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

12CI

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2022

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2022
Babcock Ranch	0
Bayside Improvement	3,061
Bay Creek	756
Beach Road Golf Estates	1,220
Bonita Landing	361
Brooks I of Bonita Springs	2,298
Brooks II of Bonita Springs	1,523
East Bonita Beach	315
Mediterra	447
Parklands Lee	545
Parklands West	589
River Hall	1,888
River Ridge	1,488
Stonewater	0
Stoneybrook	1,770
Verandah East	840
Verandah West	982
University Square	0
University Village	0
Waterford Landing	1,490
WildBlue	503

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

12CII

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2021	Regular Meeting	1:00 P.M.
January 12, 2022	Regular Meeting	1:00 P.M.
May 11, 2022	Regular Meeting	1:00 P.M.
August 10, 2022	Public Hearing & Regular Meeting	1:00 P.M.