

# **VERANDAH EAST**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**January 14, 2026**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**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**  
<https://verandahcdds.net/>

January 7, 2026

Board of Supervisors  
Verandah East Community Development District

**ATTENDEES:**

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

Dear Board Members:

The Board of Supervisors of the Verandah East Community Development District will hold a Regular Meeting on January 14, 2026 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: Premier Lakes, Inc.
4. Continued Discussion/Update: Response from Crosscreek Environmental, Inc. Regarding Demand Letter for Lake and Wall Maintenance
5. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
6. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
7. Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of November 30, 2025
  - Financial Highlights Report
9. Approval of October 8, 2025 Regular Meeting Minutes

10. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - Operations Report
  - NEXT MEETING DATE: May 13, 2026 at 1:00 PM
    - QUORUM CHECK

SEAT 1	RICHARD DENIS SHIELDS, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOHN SAMPLE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JACQUELINE VOILES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	STU AXELROD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DAVID MOORE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Supervisors' Requests

12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

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

**PARTICIPANT CODE: 709 724 7992**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**3**



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	11/06/2025 -
TECH(S)	Bill Kurth, Kevin Klukowski
JOB #	1077967743

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Today KK and RL inspected all lakes on Verandah E. We treated lakes LW1, LQ2A, LR1B, and LR2A for algae. We also treated lake LX for signal grass. No illicit discharge noted. BK inspected most lakes in Verandah W. Treated lakes LG1A, LK2, LH5, LQ1A, LH9, LH10, LH11, LH13, and part of LH3 for grasses and other shoreline weeds.
------------------	--



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	11/14/2025 -
TECH(S)	Kevin Klukowski, Ryan Proud
JOB #	1077967745

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Today KK and RL treated lakes LW4, LY1, LX, LW3, LW1, LW2, LS4, and LS5 for shoreline grasses. We also treated LW4 for submersed weeds. No illicit discharge noted. R.P VW Grasses treated on lakes lg3 lh4 lh5a lg5 lh14 lh2 lh1 la5 la4 la6 la3b la3a la2 la1 lb. No illicit discharge noticed at this time.
------------------	--



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	11/21/2025 -
TECH(S)	Kevin Klukowski, Ryan Proud
JOB #	1077967746

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	KK 11/20 today I treated lakes ls2,ls4,ls1,ls3,lq1b,lq2a,lq2b,lr1b,lr2a,lbb1 for shoreline grasses and broadleaf weeds. No illicit discharge noticed at this time. R.P 11/21 VW Grasses and weeds treated on lakes lb le1 le1a le2 lh8b lh10 lh9 lp5 lf1 lf1a Lloyd lt3 ln and lp3. No illicit discharge noticed at this time. i also treated lake lq1b for algae. no illicit discharge noticed.
------------------	---





1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	11/26/2025 -
TECH(S)	Kevin Klukowski
JOB #	1077967747

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Today RL treated lakes LU2, LU1, LU3, LU3A, LU4, LU5, LZ2A, LZ2C, LZ2B, LZ3, and LO for shoreline grasses and broadleaf weeds. No illicit discharge noted.
------------------	--



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	12/04/2025 -
TECH(S)	Kevin Klukowski, Ryan Proud
JOB #	1077967748

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	12/5 R.P VW grasses and weeds treated on lakes o lt1 lp3 lp2 lp1 lp4 lh8a lh7 lh6 lb lq1b. No illicit discharge noticed at this time. 12/4 KK VE Today I spot sprayed alligator weed, vines, and cattails on lakes LU2, LU1, LU3, LU3A, LU5, LZ1, LZ4, LZ2A, LZ2B, LZ3, AA2, BB2, AA1, BB4, BB3, W1, and W2. No illicit discharge noted.
------------------	---



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	12/10/2025 -
TECH(S)	Kevin Klukowski, Ryan Proud
JOB #	1077967749

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	<p>12/12 RP treated grasses on lakes lg1 lg1a lk1 lk2 lh4 lh5a lh5 lq1a lh14 and lh13. Algae treated on lakes k2 lh5 and le1a. No illicit discharge noticed at this time.</p> <p>12/10 KK and RL treated lakes LY1, LX, LW4, LW3, LT2, LW1, LW2, LBB3, LZ1, LZ4, LAA2, LAA1, and LBB4 for shoreline grasses and broadleaf weeds. No illicit discharge noted.</p>
------------------	--



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	12/19/2025 -
TECH(S)	Kevin Klukowski, Ryan Proud
JOB #	1077967751

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	<p>12/18 KK treated lakes T2, BB2, BB4, AS2, AA1, S3, S1, S2, S4, S5, BB1 and R1A. for shoreline grasses and broadleaf weeds. No illicit discharge noted.</p> <p>12/19 R.P VW grasses and veins treated on lakes lh3 lh2 lh1 la6 la5 la4 la3b lb and la1. No illicit discharge noticed at this time.</p>
------------------	--



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	12/23/2025 -
TECH(S)	Robert Luce
JOB #	1077967752

CUSTOMER
Verandah East & West C.D.D. Cleo Adams 12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

SERVICE LOCATION
Verandah East & West C.D.D.  12201 River Village Way Fort Myers, Florida, 33905-6273 (239) 989-2939  crismond@whhassociates.com

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Inspection  Did notice an illicit discharge into lake L-U3, from address 13429 heritage preserve dr. Had water discharging 7ft from lake edge, along with erosion going into the lake from pool project
------------------	---

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

## RESOLUTION 2026-01

**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 CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**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 John Sample, are scheduled for the General Election in November 2026. 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 2026, 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 14TH DAY OF JANUARY, 2026.**

**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 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3<sup>rd</sup> 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 3, 2026, 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**

**6**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☒ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☒ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☒ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☒ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☒ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☒ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☒ No ☐


  
District Manager

Chris Adams

Print Name

8/14/24

Date

  
Chair/Vice Chair, Board of Supervisors

David Moore

Print Name

08/14/24

Date



**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☐

---

District Manager

---

Chair/Vice Chair, Board of Supervisors

---

Print Name

---

Print Name

---

Date

---

Date

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT  
RELATING TO THE AMENDMENT OF THE BUDGET FOR THE  
FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING  
SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE  
DATE**

**WHEREAS**, on August 14, 2024, the Board of Supervisors (“Board”) of the Verandah East Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 14th day of January, 2026.

ATTEST:

**VERANDAH EAST COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**



**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
AMENDED BUDGETS  
FISCAL YEAR 2025  
EFFECTIVE NOVEMBER 30, 2025**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2025**

	Fiscal Year 2025				
	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
<b>REVENUES</b>					
Assessment levy: on-roll - gross					
Allowable discounts (4%)					
Assessment levy: on-roll - net	610,594	\$ 604,382	\$ (6,212)	\$ 6,212	\$ 610,594
Assessment levy: off-roll	35,930	35,930	-	-	35,930
Interest and miscellaneous	57	600	543	(543)	57
Total revenues	646,581	640,912	(5,669)	5,669	646,581
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	5,600	7,200	1,600	(1,600)	5,600
Management and accounting	124,960	124,960	-	-	124,960
Audit	14,900	14,900	-	-	14,900
Legal	14,939	10,000	(4,939)	4,939	14,939
Field management	21,163	21,163	-	-	21,163
Engineering	33,601	10,000	(23,601)	23,601	33,601
Trustee	10,303	10,000	(303)	303	10,303
Dissemination agent	8,280	8,280	-	-	8,280
Arbitrage rebate calculation	1,000	3,000	2,000	(2,000)	1,000
Assessment roll preparation	24,000	24,000	-	-	24,000
Telephone	775	775	-	-	775
Insurance	15,654	16,558	904	(904)	15,654
Printing & binding	1,614	1,614	-	-	1,614
Legal advertising	407	1,500	1,093	(1,093)	407
Office expenses & supplies	-	250	250	(250)	-
Website	705	1,410	705	(705)	705
ADA website compliance	-	400	400	(400)	-
Contingencies	2,018	1,500	(518)	518	2,018
Annual district filing fee	350	350	-	-	350
Total professional & admin	281,489	258,360	(23,129)	23,129	281,489
<b>Water management</b>					
Contractual services	207,368	123,000	(84,368)	84,368	207,368
Aquascaping/pipe cleanout	92,066	96,300	4,234	(4,234)	92,066
Perimeter fence/wall ongoing RM not shared	1,350	1,800	450	(450)	1,350
Utilities	1,293	1,300	7	(7)	1,293
Lake bank restoration not shared	50,069	127,000	76,931	(76,931)	50,069
Contingencies	-	5,000	5,000	28,000	33,000
Total water management	352,146	354,400	2,254	30,746	385,146

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2025**

	Fiscal Year 2025				
	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
<b>Other fees and charges</b>					
Property appraiser	1,631	1,740	109	(109)	1,631
Tax collector	2,346	3,202	856	(856)	2,346
Total other fees and charges	3,977	4,942	965	(965)	3,977
Total expenditures	637,612	617,702	(19,910)	52,910	670,612
Net increase/(decrease) of fund balance	8,969	23,210	14,241	(47,241)	(24,031)
Fund balance - beginning (unaudited)	139,450	135,657	(3,793)	3,793	139,450
Fund balance - ending (projected)	<u>\$ 148,419</u>	<u>\$ 158,867</u>	<u>\$ 10,448</u>	<u>\$ (43,448)</u>	<u>\$ 115,419</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
<b>REVENUE</b>					
Special assessment: on-roll	\$ 242,015	\$ 239,286	\$ (2,729)	\$ 2,729	\$ 242,015
Interest & miscellaneous	26	263	237	(237)	26
Total revenue	<u>242,041</u>	<u>239,549</u>	<u>(2,492)</u>	<u>2,492</u>	<u>242,041</u>
<b>EXPENDITURE</b>					
<b>Professional and administrative</b>					
Supervisors	2,464	3,158	694	(694)	2,464
Management and accounting	54,805	54,805	-	-	54,805
Audit	6,556	6,535	(21)	21	6,556
Legal	7,251	4,386	(2,865)	2,865	7,251
Field management	9,282	9,282	-	-	9,282
Engineering	17,517	4,386	(13,131)	13,131	17,517
Trustee	4,533	4,386	(147)	147	4,533
Dissemination agent	3,631	3,631	-	-	3,631
Arbitrage	440	1,316	876	(876)	440
Assessment roll preparation	10,526	10,526	-	-	10,526
Telephone	340	340	-	-	340
Postage	540	219	(321)	321	540
Insurance	6,888	7,262	374	(374)	6,888
Printing & binding	708	708	-	-	708
Legal advertising	200	658	458	(458)	200
Office expenses and supplies	-	110	110	(110)	-
Website	310	618	308	(308)	310
Contingencies	1,042	658	(384)	384	1,042
ADA website compliance	-	175	175	(175)	-
Annual district filing fee	154	154	-	-	154
Total professional & admin expenses	<u>127,187</u>	<u>113,313</u>	<u>(13,874)</u>	<u>13,874</u>	<u>127,187</u>
<b>Water management</b>					
Contractual services	51,787	53,945	2,158	(2,158)	51,787
Aquascaping - pipe cleanout	39,967	42,235	2,268	(2,268)	39,967
Perimeter fence - wall ongoing RM not shared	1,350	1,800	450	(450)	1,350
Utilities	572	570	(2)	2	572
Contingencies	-	2,193	2,193	9,807	12,000
Total water management	<u>93,676</u>	<u>100,743</u>	<u>7,067</u>	<u>4,933</u>	<u>105,676</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
<b>Other fees and charges</b>					
Property appraiser	718	804	86	(86)	718
Tax collector	1,075	1,479	404	(404)	1,075
Total other fees & charges	1,793	2,283	490	(490)	1,793
Total expenditures	222,656	216,339	(6,317)	18,317	234,656
Excess/(deficiency) of revenues over/(under) expenditures	19,385	23,210	3,825	(15,825)	7,385
Fund balances - beginning	63,525	62,304	(1,221)	1,221	63,525
Fund balances - ending	<u>\$ 82,910</u>	<u>\$ 85,514</u>	<u>\$ 2,604</u>	<u>\$ (14,604)</u>	<u>\$ 70,910</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ Decrease	FY 2025 Amended Budget
<b>REVENUE</b>					
Special assessment: on-roll	\$ 368,579	\$ 365,096	\$ (3,483)	\$ 3,483	\$ 368,579
Special assessment: off-roll	35,930	35,930	-	-	35,930
Interest & miscellaneous	31	337	306	(306)	31
Total revenue	<u>404,540</u>	<u>401,363</u>	<u>(3,177)</u>	<u>3,177</u>	<u>404,540</u>
<b>EXPENDITURE</b>					
<b>Professional &amp; administrative</b>					
Supervisor fees	3,136	4,042	906	(906)	3,136
Management and accounting	70,155	70,155	-	-	70,155
Audit	8,344	8,365	21	(21)	8,344
Legal	7,688	5,614	(2,074)	2,074	7,688
Field management	11,881	11,881	-	-	11,881
Engineering	16,084	5,614	(10,470)	10,470	16,084
Trustee	5,770	5,614	(156)	156	5,770
Dissemination agent	4,649	4,649	-	-	4,649
Arbitrage	560	1,684	1,124	(1,124)	560
Assessment roll preparation	13,474	13,474	-	-	13,474
Telephone	435	435	-	-	435
Postage	680	281	(399)	399	680
Insurance	8,766	9,296	530	(530)	8,766
Printing & binding	906	906	-	-	906
Legal advertising	207	842	635	(635)	207
Office expenses and supplies	-	140	140	(140)	-
Website	395	792	397	(397)	395
Contingencies	976	842	(134)	134	976
ADA website compliance	-	225	225	(225)	-
Annual district filing fee	196	196	-	-	196
Total professional & admin	<u>154,302</u>	<u>145,047</u>	<u>(9,255)</u>	<u>9,255</u>	<u>154,302</u>
<b>Water management</b>					
Contractual services	155,581	69,055	(86,526)	86,526	155,581
Aquascaping	52,099	54,065	1,966	(1,966)	52,099
Utilities	721	730	9	(9)	721
Contingencies	-	2,807	2,807	18,193	21,000
Capital outlay - lake bank erosion	50,069	127,000	76,931	(76,931)	50,069
Total water management	<u>258,470</u>	<u>253,657</u>	<u>(4,813)</u>	<u>25,813</u>	<u>279,470</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ Decrease	FY 2025 Amended Budget
<b>Other fees and charges</b>					
Property appraiser	913	936	23	(23)	913
Tax collector	1,271	1,723	452	(452)	1,271
Total other fees & charges	<u>2,184</u>	<u>2,659</u>	<u>475</u>	<u>(475)</u>	<u>2,184</u>
Total expenditures	<u>414,956</u>	<u>401,363</u>	<u>(13,593)</u>	<u>34,593</u>	<u>435,956</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (10,416)	 -	 10,416	 (31,416)	 (31,416)
 Fund balances - beginning	 75,925	 73,349	 (2,576)	 2,576	 75,925
Fund balances - ending	<u>\$ 65,509</u>	<u>\$ 73,349</u>	<u>\$ 7,840</u>	<u>\$ (28,840)</u>	<u>\$ 44,509</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2025**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2016	
<b><u>ASSETS</u></b>			
Cash (SunTrust)	\$ 549,173	\$ -	\$ 549,173
Investments			
Revenue account	-	318,015	318,015
Reserve account	-	375,000	375,000
Prepayment account	-	20	20
Principal account	-	1	1
Due from Verandah West	26,684	-	26,684
Due from general fund	-	431,129	431,129
Deposits	45	-	45
Total assets	<u>\$ 575,902</u>	<u>\$ 1,124,165</u>	<u>\$ 1,700,067</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 16,000	\$ -	\$ 16,000
Due to debt service fund	431,129	-	431,129
Due to Verandah West	6,330	-	6,330
Total liabilities	<u>453,459</u>	<u>-</u>	<u>453,459</u>
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	1,124,165	1,124,165
Unassigned	122,443	-	122,443
Total fund balances	<u>122,443</u>	<u>1,124,165</u>	<u>1,246,608</u>
Total liabilities and fund balances	<u>\$ 575,902</u>	<u>\$ 1,124,165</u>	<u>\$ 1,700,067</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ 72,745	\$ 72,745	\$ 239,285	30%
Interest & miscellaneous	2	3	263	1%
Total revenue	<u>72,747</u>	<u>72,748</u>	<u>239,548</u>	30%
<b>EXPENDITURE</b>				
<b>Professional and administrative</b>				
Supervisors	-	792	3,158	25%
Management and accounting	4,567	9,134	54,805	17%
Audit	440	440	6,535	7%
Legal	-	-	4,386	0%
Field management	773	1,547	9,282	17%
Engineering	530	530	4,386	12%
Trustee	2,365	2,365	4,386	54%
Dissemination agent	303	605	3,631	17%
Arbitrage	-	-	1,316	0%
Assessment roll preparation	877	1,754	10,526	17%
Telephone	28	57	340	17%
Postage	14	84	219	38%
Insurance	-	8,296	9,306	89%
Printing & binding	59	118	708	17%
Legal advertising	-	-	658	0%
Office expenses and supplies	-	204	110	185%
Website	-	310	618	50%
Contingencies	93	185	658	28%
ADA website compliance	-	64	175	37%
Annual district filing fee	-	154	154	100%
Total professional & admin expenses	<u>10,049</u>	<u>26,639</u>	<u>115,357</u>	23%
<b>Water management</b>				
Contractual services	3,322	3,723	53,945	7%
Aquascaping - pipe cleanout	-	1,408	42,235	3%
Perimeter fence - wall ongoing RM not shared	-	-	1,800	0%
Utilities	-	60	570	11%
Contingencies	-	-	2,193	0%
Total water management	<u>3,322</u>	<u>5,191</u>	<u>100,743</u>	5%

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	-	-	804	0%
Tax collector	1,384	1,384	1,479	94%
Total other fees & charges	1,384	1,384	2,283	N/A
Total expenditures	14,755	33,214	218,383	15%
 Excess/(deficiency) of revenues over/(under) expenditures	 57,992	 39,534	 21,165	
 Fund balances - beginning	 64,451	 82,909	 88,910	
Fund balances - ending	<u>\$ 122,443</u>	<u>\$ 122,443</u>	<u>\$ 110,075</u>	

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 202 - SERIES 2016  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 431,129	\$ 431,129	\$ 1,445,557	30%
Interest	3,075	6,121	-	N/A
Total revenues	<u>434,204</u>	<u>437,250</u>	<u>1,445,557</u>	30%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	910,000	0%
Interest	279,978	279,978	559,956	50%
Total expenditures	<u>279,978</u>	<u>279,978</u>	<u>1,469,956</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	154,226	157,272	(24,399)	
Fund balances - beginning	969,939	966,893	933,106	
Fund balances - ending	<u>\$ 1,124,165</u>	<u>\$ 1,124,165</u>	<u>\$ 908,707</u>	

# **Verandah East**

## **Financial Highlights Report**

11/30/25

### **General Fund**

#### **Revenues**

Special Assessment On-Roll – At 30% Year to Date (YTD) through the month of November, note the majority is typically received in December as a result of payers taking advantage of the early discount (4%).

#### **Expenditures** (through the end of November at 15% is 3% below straight proration of 17%)

Supervisors: through end of November at 25%. Budget is for four meetings per year.

Audit: through end of November is 7%. Audit will be presented at your August meeting for acceptance.

Legal: At 0% is typical as activities fluctuate year over year.

Engineering: At 12% - Johnson Engineering Fees as well as periodic updating of the GIS Mapping Program (FL GIS Solutions) fluctuate year over year due to required activities.

Trustee: At 54% and is the annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.

Dissemination Agent: At 17% is straight proration year to date. The District 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: At 0% year to date. To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.

Assessment Roll Preparation: At 17% and is billed monthly.

Insurance: At 89% is a once-a-year expense typical occurring in October.

Contingencies: At 28% year to date and is for bank charges and miscellaneous expenses incurred throughout the year.

Annual District Filing Fee: At 100% is a once-a-year active status filing with the State of Florida and typically is occurring in October/November.

Water Mgt Contract SRV: Through end of November is 7% and billed monthly.

Aquascaping/Pipe Cleanout: At 3% and completed during the month of October (\$3,200.00 – District pipes identified while inspecting the HOA's pipes and shared by both Districts).

Property Appraiser: Through the end of November is 0% - Property Appraiser's fee is \$1.00 per parcel.

Tax Collector: At 94%, this expenditure is directly related to the cost of collecting the District's special assessment on roll revenue.

**Split VE 44.13% & VW 55.87%**

## **Debt Service Funds**

### **2016 Series Bond**

#### **Expenditures**

Principal: At 0% is paid May 1<sup>st</sup> of each year.

Interest: At 50%, as 50% of annual interest expense is paid each November 1<sup>st</sup>, with the other 50% plus the annual Principal amount being paid each May 1<sup>st</sup>.

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**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 October 8, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

**Present:**

David L. Moore	Chair
Richard (Denny) Shields, Jr.	Vice Chair
John Sample	Assistant Secretary
Jacqueline Voiles	Assistant Secretary
Stu Axelrod	Assistant Secretary

**Also present:**

Cleo Adams	District Manager
Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Mark Zordan	District Engineer
Andy Nott	Superior Waterways
Bill Kurth	Premier Lakes

**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)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Update/Discussion: Letter to Crosscreek Environmental, Inc. Regarding Notice of**

**Funds Request for Lake and Wall  
Maintenance**

Mrs. Adams recalled previous discussions of terminating the Crosscreek Environmental Inc. (CEI) contract effective immediately and securing another contractor for lake and wetland maintenance. Since then, Staff retained another contractor to do an initial required cleanup, on a month-to-month basis, until a Request for Proposals (RFP) can be presented to the Board.

Referencing an email from CEI that was received on September 29, 2025, Mrs. Adams stated that CEI is agreeable to the \$20,377.34 that the CDD is withholding. She discussed the total outstanding amount of \$3,172.66, the current contractor, and a \$1,400 change order.

Mrs. Adams and Ms. Willson responded to questions regarding how much is left over in the lake maintenance budget for Fiscal Year 2026, the percentage for maintenance of the lakes and wetlands for Verandah East CDD and Verandah West CDD, shared costs, the amount owed by CEI, and how much it would cost to pursue collections from CEI via small claims court or to send a demand letter.

The Board consensus was for Ms. Willson to send a strongly-worded demand letter to CEI.

**On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, authorizing District Counsel to draft and mail a demand letter to Crosscreek Environmental, Inc., requesting funds owed for incomplete work in the Verandah East CDD and Verandah West CDD, was approved.**

Mr. Moore suggested scheduling a special meeting to decide whether to take further legal action against CEI.

**FOURTH ORDER OF BUSINESS**

**Consideration of Award of Contract for  
Lake and Wetland Maintenance**

Mr. Willis stated Staff requested lake and wetland maintenance proposals from five companies. Responses were received from Superior Waterways (Superior) and Premier Lakes (Premier).

Mr. Willis asked Andy Nott and Bill Kurth to give their presentations.

Mr. Nott, of Superior, stated he has been in this industry for 24 years, his company has been in business for five years and he has several offices throughout Florida. He discussed his familiarity with the property, issues that need to be addressed with regard to the littorals, the number of technicians that will service the property per week, reports and pricing.

Mr. Nott responded to questions regarding the \$16,346 price differential from Premier, a compliance guarantee, whether technicians will have oversight by a Manager, if additional employees will need to be hired to service the contract, employee turnover and when Sonar® treatments will commence.

Mr. Kurth, of Premier, discussed his professional background, credentials, experience and familiarity with the Verandah CDDs, and the littoral shelves and number of technicians that will service the property each week.

Mr. Kurth responded to questions regarding the number of employees that Premier has, the increased cost of labor and Premier's turnover and retention rates.

Mr. Kurth and Mr. Nott stepped out of the meeting room so the Board could consider the two proposals.

Discussion ensued regarding maintenance requirements, resident complaints, vendor responsiveness, prior issues with CEI and Superior's pricing, the budget and which company to engage.

## **FIFTH ORDER OF BUSINESS**

### **Acceptance of Unaudited Financial Statements as of August 31, 2025**

- Discussion/Update: Trustee/Bank Mutual Fund Alternative Sources**

Mr. Adams stated he reviewed what Mr. Sample previously provided with the Trustee representative in the context of the requirements of the Trust Indenture and Statute 218, as it is the investment guideline statute. The Vanguard settlement seems to be a qualifying security that the Board could consider investing in in the future. This would be subject to an arbitrage rebate calculation; a higher interest rate will be charged after 2026 and the CDD might have an opportunity to change courses and make sure that it stays as close as possible to the amount borrowed to the amount earned. It has been ten years since the CDD refinanced.

Mr. Adams discussed the changing market conditions.

Regarding how to prepare to take action at the appropriate time, Mr. Adams suggested continuing to watch the market and interest rates, keeping in mind that, generally, these types of investments do not go in lockstep with what the Treasury Department is doing with the general borrowing interest rates. There may be a slight reduction over time.

▪ **Consideration of Award of Contract for Lake and Wetland Maintenance**

**Consideration of this item, previously the Fourth Order of Business, resumed.**

**On MOTION by Mr. Moore and seconded by Mr. Axelrod, with all in favor, awarding the Lake and Wetland Maintenance Contract to Premier Lakes, based on costs, quality and schedule, and authorizing District Counsel to prepare a form of agreement, was approved.**

• **Financial Highlights Report**

This item was included for informational purposes.

**SIXTH ORDER OF BUSINESS**

**Approval of August 13, 2025 Public Hearing  
and Regular Meeting Minutes**

**On MOTION by Mr. Sample and seconded by Mr. Moore, with all in favor, the August 13, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

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

There were no reports from District Counsel or District Engineer.

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

• **District Manager's Report**

The District Manager's Report was included for informational purposes.

• **Operations Report**

• **NEXT MEETING DATE: January 14, 2026 at 1:00 PM**

136                   ○       **QUORUM CHECK**

137                   All supervisors confirmed their attendance at the January 14, 2026 meeting.

138                   Mr. Sample will attend via telephone.

139

140   **EIGHTH ORDER OF BUSINESS****Supervisors' Requests**

141

142                   There were no Supervisor requests.

143

144   **NINTH ORDER OF BUSINESS****Adjournment**

145

146                   **On MOTION by Ms. Voiles and seconded by Mr. Sample, with all in favor, the**  
147                   **meeting adjourned at 2:08 p.m.**

148

149

150

151

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

152

153

154 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**



**Wrathell, Hunt and Associates, LLC**

TO: Verandah East & West CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: January 14, 2026

SUBJECT: Status Report – Field Operations

---

**On-Site Field Review:**

- Veranda East
  1. 12/16/25 Reviewed erosion concerns with VCA GM along lakes Z2A (Amblewind) & LZ3 (Magnolia). Will provide community representatives with downspout drainage solutions. Once those are complete, I will source restoration proposals.

- Veranda West

Bank Restoration/Lake H8A: Contract executed with EMC Divers and has been completed for a cost of \$12,100.00.

2. 12/18/25 Reviewed conservation encroachment behind 12281 Hammock Creek (significant and intentional). Homeowner appears to have increased their encroachment since previous communications with District Manager. District self-reported to SFWMD, waiting for direction & response from them. Note: Staff has requested Engineering to have the conservation staked at this location and will be installing additional conservation signs.





VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	1:00 PM
January 14, 2026	Regular Meeting	1:00 PM
May 13, 2026	Regular Meeting	1:00 PM
August 12, 2026	Public Hearing & Regular Meeting	1:00 PM