

VERANDAH WEST

COMMUNITY DEVELOPMENT

DISTRICT

January 14, 2026

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Verandah West Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

<https://verandahcdds.net/>

January 7, 2026

ATTENDEES:

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

Board of Supervisors

Verandah West Community Development District

Dear Board Members:

The Board of Supervisors of the Verandah West Community Development District will hold a Regular Meeting on January 14, 2026 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Update: Premier Lakes, Inc.
4. Continued Discussion/Update: Response from Crosscreek Environmental, Inc. Regarding Demand Letter for Lake and Wall Maintenance
5. Discussion/Update: Conservation C-2/12281 Hammock Creek Way Clearing
6. 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
7. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
8. 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

9. Acceptance of Unaudited Financial Statements as of November 30, 2025

- Financial Highlights Report

10. Approval of October 8, 2025 Regular Meeting Minutes

11. 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	JEFFREY JORDAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSIE MCINTYRE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	EDWARD FAYNOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	NORMAN TOBACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GERALD BALDWIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Supervisors' Requests

13. 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 WEST
COMMUNITY DEVELOPMENT DISTRICT

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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
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JOB CATEGORY	Annual Lake Maintenance
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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>
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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
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JOB CATEGORY	Annual Lake Maintenance
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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>
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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
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JOB CATEGORY	Annual Lake Maintenance
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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.
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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
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JOB CATEGORY	Annual Lake Maintenance
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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.
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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
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JOB CATEGORY	Annual Lake Maintenance
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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.
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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
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JOB CATEGORY	Annual Lake Maintenance
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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.
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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
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JOB CATEGORY	Annual Lake Maintenance
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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
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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
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JOB CATEGORY	Annual Lake Maintenance
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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.
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VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST 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 West 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 West 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 WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Susie McIntyre, and Seat 4, currently held by Norman Toback, 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.

DEVELOPMENT

**VERANDAH WEST COMMUNITY
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 WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Verandah West 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, 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 West Community Development District has two (2) seats up for election, specifically seats 2 and 4. 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 West Community Development District

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7A

VERANDAH WEST 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

Cleo Adams

Print Name

8/14/24

Date



Chair/Vice Chair, Board of Supervisors

Jeffrey Jordan

Print Name

08/14/24

Date

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7B

VERANDAH WEST 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 WEST
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VERANDAH WEST 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 West 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 WEST 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 WEST 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
REVENUES					
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
EXPENDITURES					
Professional & admin					
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
Water management					
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
Other fees and charges					
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
REVENUE					
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>
EXPENDITURE					
Professional and administrative					
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>
Water management					
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
Other fees and charges					
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
REVENUE					
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>
EXPENDITURE					
Professional & administrative					
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>
Water management					
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
Other fees and charges					
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 WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	Major Funds		
	General	Debt Service Series 2013	Total Governmental Funds
ASSETS			
Cash (SunTrust)	\$445,378	\$ -	\$ 445,378
Investments			
Revenue account	-	160,561	160,561
Reserve account	-	448,350	448,350
Due from general fund	-	218,249	218,249
Due from other governments	5,988	338,050	344,038
Due from Verandah East	6,330	-	6,330
Deposits	57	-	57
Total assets	<u>\$ 457,753</u>	<u>\$ 1,165,210</u>	<u>\$ 1,622,963</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$ 91,652	\$ -	\$ 91,652
Due to debt service fund	218,249	-	218,249
Due to Verandah East	26,684	-	26,684
Total liabilities	<u>336,585</u>	<u>-</u>	<u>336,585</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred revenue	5,988	338,050	344,038
Total deferred inflows of resources	<u>5,988</u>	<u>338,050</u>	<u>344,038</u>
Fund balances:			
Restricted for:			
Debt service	-	827,160	827,160
Unassigned	115,180	-	115,180
Total fund balances	<u>115,180</u>	<u>827,160</u>	<u>942,340</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$457,753</u>	<u>\$1,165,210</u>	<u>\$ 1,622,963</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ 89,571	\$ 89,571	\$ 365,096	25%
Special assessment: off-roll	-	-	35,930	0%
Interest & miscellaneous	2	3	337	1%
Total revenue	<u>89,573</u>	<u>89,574</u>	<u>401,363</u>	22%
EXPENDITURE				
Professional & administrative				
Supervisor fees	-	1,008	4,042	25%
Management and accounting	5,846	11,692	70,155	17%
Audit	560	560	8,365	7%
Legal	-	-	5,614	0%
Field management	990	1,980	11,881	17%
Engineering	674	674	5,614	12%
Trustee	-	-	5,614	0%
Dissemination agent	388	775	4,649	17%
Arbitrage	-	-	1,684	0%
Assessment roll preparation	4,133	5,256	13,474	39%
Telephone	36	73	435	17%
Postage	18	107	281	38%
Insurance	-	8,296	9,306	89%
Printing & binding	76	151	906	17%
Legal advertising	-	-	842	0%
Office expenses and supplies	-	260	140	186%
Website	-	395	792	50%
Contingencies	90	176	842	21%
ADA website compliance	-	81	225	36%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>12,811</u>	<u>31,680</u>	<u>145,057</u>	22%
Water management				
Contractual services	4,228	4,777	69,055	7%
Aquascaping	-	1,792	54,065	3%
Utilities	-	37	730	5%
Contingencies	-	-	2,807	0%
Capital outlay - lake bank erosion	-	-	132,000	0%
Total water management	<u>4,228</u>	<u>6,606</u>	<u>258,657</u>	3%

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

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	-	936	0%
Tax collector	1,617	1,617	1,723	94%
Total other fees & charges	1,617	1,617	2,659	61%
Total expenditures	18,656	39,903	406,373	10%
 Excess/(deficiency) of revenues over/(under) expenditures	 70,917	 49,671	 (5,010)	
 Fund balances - beginning	 44,263	 65,509	 208,737	
Fund balances - ending	<u>\$ 115,180</u>	<u>\$ 115,180</u>	<u>\$ 203,727</u>	

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 218,249	\$ 218,249	\$ 906,231	24%
Special assessment: off-roll	-	-	332,699	0%
Interest income	2,558	5,092	-	N/A
Total revenues	<u>220,807</u>	<u>223,341</u>	<u>1,238,930</u>	18%
EXPENDITURES				
Debt service				
Principal	-	-	835,000	0%
Interest	200,125	200,125	400,250	50%
Total debt service	<u>200,125</u>	<u>200,125</u>	<u>1,235,250</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	20,682	23,216	3,680	
Fund balances - beginning	806,478	803,944	778,857	
Fund balances - ending	<u>\$ 827,160</u>	<u>\$ 827,160</u>	<u>\$ 782,537</u>	

Verandah West

Financial Highlights Report

11/30/25

General Fund

Revenues

Special Assessment On-Roll – At 25% 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%).

Special Assessment Off-Roll – through the end of November at 0%. Specific to The Verandah Club and pays monthly. Staff has reached out to Accounting to follow up with The Club.

Expenditures (through the end of November at 10% is 7% under 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 0% 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 39% and is billed monthly. Error has been corrected to reflect \$2,245.66. Representing October and November.

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

Contingencies: At 21% 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 Fund 202

2013 Series Bond

Expenditures

Principal: At 0% is paid May 1st of each year.

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

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on October 8, 2025 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

Jeffrey Jordan	Chair
Norman Toback	Assistant Secretary
Gerald Baldwin	Assistant Secretary
Edward Faynor	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 (via telephone)	District Engineer
Andy Nott	Superior Waterways
Bill Kurth	Premier Lakes
Denny Shields	Resident
Susan Shields	Resident
David Moore	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:12 p.m.

Supervisors Jordan, Faynor, Toback and Baldwin were present. Supervisor McIntyre was absent.

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 stated that Staff retained another contractor to perform an initial required cleanup, on a month-to-month basis, until a Request for Proposals (RFP) can be presented to the Board.

Mrs. Adams stated that two months was held back from CEI, leaving a total outstanding amount of \$3,172.66 that CEI owes back, which is split between the Verandah East CDD and Verandah West CDD. Specific to the Verandah East CDD, \$1,400 was withheld; the amount changed due to a change order.

Mrs. Adams stated that the Verandah East CDD Board approved proceeding with having District Counsel prepare and send a Demand Letter to CEI demanding the outstanding balance owed to both CDDs.

A Board Member asked for assurance that District Counsel's fees for these services will not be close to or exceed the amount being pursued from CEI. Ms. Willson discussed her billing rate and stated her belief that a simple Demand Letter can be prepared for about \$300.

On MOTION by Mr. Baldwin and seconded by Mr. Toback, 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.

Mrs. Adams stated that a special meeting might need to be scheduled depending on how CEI responds to the Demand Letter.

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.

74 Mr. Kurth, of Premier, discussed his professional background and credentials, his and his
75 employees' experience in the field, and their collective familiarity with the Verandah CDDs and
76 the littoral shelves. He discussed Premier's current clients. He thinks the advantage that
77 Premier offers is experience and familiarity with the Verandah CDDs and its price for services.

78 Regarding whether Premier has sufficient staff/crew members to service the CDDs, Mr.
79 Kurth stated that Premier is hiring but has the necessary staffing to perform the services now.
80 Regarding how often technicians would be on site, Mr. Kurth stated that two technicians would
81 be on site every week and Premier's management would inspect. At least quarterly, there will
82 be a ride through inspection; photographs will be taken and a detailed report will be prepared.

83 Mr. Nott, of Superior, discussed his background and experience and the history of
84 Superior and noted that Superior has five offices throughout Florida. He discussed the number
85 of technicians and crews on staff, Superior's familiarity with the property and with other CDDs.
86 He noted that Superior's pricing reflects the level of services it will take to maintain the CDDs; it
87 is a little higher but he dropped it a little following the Verandah East CDD meeting. He
88 discussed the scope of the project, frequency of services, inspections by Superior's
89 management staff, preparation and providing reports, etc.

90 Regarding the price reduction mentioned, Mrs. Adams stated that the new price is
91 \$154,610 for the first year and \$160,021 for the second year.

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

94 Mrs. Adams stated that both Premier and Superior are great companies and can
95 perform the work. She noted that, at its meeting earlier today, the Verandah East CDD Board
96 selected Premier.

97 Discussion ensued regarding the pricing and benefits of both being CDDs utilizing the
98 same company.

99 Regarding how the budget shortfall for this expense will be handled, Mrs. Adams stated
100 that fund balance will be used.

101 **On MOTION by Mr. Jordan and seconded by Mr. Toback, with all in favor,**
102 **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.

FIFTH ORDER OF BUSINESS**Discussion/Consideration of Letter of No Objection for Observation Pier**

Ms. Willson stated that District Counsel reviewed the request to construct an observation pier within CDD-owned property and found no issues with providing the Letter of No Objection, provided items are in accordance with the conservation easement, the South Florida Water Management District (SFWMD) permit requirements, the Army Corps of Engineer's requirements and as long as it is owned, operated and maintained by the homeowner.

Discussion ensued regarding the number of dock/piers, liability and placing the homeowners on notice if it falls into disrepair and the homeowner does nothing.

On MOTION by Mr. Jordan and seconded by Mr. Toback, with all in favor, the Letter of No Objection for the Observation Pier, was approved.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

- Financial Highlights Report**

This item was included for informational purposes.

The financials were accepted.

SEVENTH ORDER OF BUSINESS**Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes**

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

EIGHTH 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

- **Operations Report**

The Operations Report was included for informational purposes.

- **NEXT MEETING DATE: January 14, 2026 at 2:00 PM**

- **QUORUM CHECK**

The four Supervisors in attendance confirmed their attendance at the January 14, 2026 meeting.

- **District Manager's Report**

This item was an addition to the agenda.

Mrs. Adams distributed the District Manager's Report for informational purposes. She discussed the status of Conservation C-2/Observation Pier issue where a homeowner installed items in the Conservation Easement, much of what must be removed. The resident will be responsible for the expenses related to restoring the area, the required five-year monitoring, and any legal and engineering fees, which could be very significant.

NINTH ORDER OF BUSINESS**Supervisors' Requests**

A Board Member asked if lake bank restoration commenced. Mr. Willis stated that work on the second one has not commenced; the project just went out to RFP.

TENTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the meeting adjourned at 2:42 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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173 _____
Secretary/Assistant Secretary

Chair/Vice Chair

VERANDAH WEST
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 WEST 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	2:00 PM
January 14, 2026	Regular Meeting	2:00 PM
May 13, 2026	Regular Meeting	2:00 PM
August 12, 2026	Public Hearing & Regular Meeting	2:00 PM