

Verandah West Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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<https://verandahcdds.net/>

May 6, 2026

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 May 13, 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. Presentation of Draft Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates (*to potentially be provided under separate cover*)
 - A. Consideration of Resolution 2026-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
4. Update: Premier Lakes, Inc. (Bill Kurth)
5. Consideration of Consent to Use of Easement Agreement [12655 Oak Bend Drive]
 - Pool Project Survey
6. Continued Discussion/Update: Conservation C-2/12281 Hammock Creek Way Clearing
7. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
8. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
9. Consideration of Resolution 2026-06, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

ATTENDEES:

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

- A. Rules of Procedure
- 10. Acceptance of Unaudited Financial Statements as of March 31, 2026
 - Financial Highlights Report
- 11. Approval of Minutes
 - A. January 14, 2026 Regular Meeting
 - B. March 16, 2026 Special Meeting
- 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Update: Eminent Domain Process
 - B. District Engineer: *Johnson Engineering, Inc.*
 - Letter to Residents of Hammock Creek Way Regarding Stormwater/Flooding Summary
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: August 12, 2026 at 1:00 PM [Adoption of FY2027 Budget]

○ 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

- 13. Supervisors' Requests
- 14. 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