



**VERANDA
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PORT ST. LUCIE
REGULAR BOARD MEETING
OCTOBER 21, 2024
10:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.verandacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VERANDA COMMUNITY DEVELOPMENT DISTRICT
Veranda Clubhouse
238 SE Courances Drive
Port St. Lucie, Florida 34984
REGULAR BOARD MEETING
October 21, 2024
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda.
- F. Approval of Minutes
 - 1. June 10, 2024 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 6
 - 2. Consider Resolution No. 2024-07 – Adopting Goals and Objectives.....Page 11
 - 3. Discussion Regarding Ending of Lake Maintenance Agreement with HOA
- I. Administrative Matters.....Page 14
- J. Board Members Comments
- K. Adjourn

VERANDA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Veranda Community Development District will hold Regular Board Meetings in the Veranda Clubhouse located at 238 SE Courances Drive, Port St. Lucie, Florida 34984 at 10:30 a.m. on the following dates:

October 21, 2024

November 18, 2024

December 9, 2024

January 13, 2025

February 10, 2025

March 10, 2025

April 14, 2025

May 12, 2025

June 9, 2025

July 14, 2025

August 11, 2025

September 8, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

VERANDA COMMUNITY DEVELOPMENT DISTRICT

www.verandacdd.org

Pub: October 10, 2024

TCN10646044

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 10, 2024**

A. CALL TO ORDER

The Regular Board Meeting of the Veranda Community Development District was called to order at 10:30 am on June 10, 2024, at the Veranda Clubhouse at 238 SE Courances Drive, Port St. Lucie, Florida 34984

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on 5/24/2024 & 5/31/2024, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman David Kanarek, and Supervisors Eliot Goldstein, and Andrew Maxey constituted a quorum, and it was in order to proceed with the meeting.

Also in attendance were District Managers Michael McElligott of Special District Services, Inc., and District Council Jonathan Johnson from Kutack Rock LLP, via phone.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 11, 2024, Regular Board Meeting

The March 11, 2024, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Goldstein, seconded by Mr. Maxey and passed unanimously to approve the March 11, 2024, Regular Board Meeting Minutes, as presented.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 10, 2024**

G. OLD BUSINESS

There was no Old Business.

H. NEW BUSINESS

1. Consider Resolution No. 2024-02 – Resetting the Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget

Mr. McElligott presented Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, AMENDING RESOLUTION NO. 2024-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2024/2025 BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott explained that this was necessary because we change the date of the budget public hearing from what was originally discussed at the March meeting. A **motion** was made by Mr. Goldstein, seconded by Mr. Maxey and **passed** unanimously to adopt Resolution No. 2024-02 as presented.

2. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Mr. McElligott presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Following a short discussion, a **motion** was made by Mr. Goldstein, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2024-03 as presented.

Mr. McElligott then opened the Public Hearing at 10:33 a.m.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 10, 2024**

**I. PUBLIC HEARING
1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *St. Lucie News Tribune* on May 24, 2024, and May 31, 2024, as legally required.

2. Receive Public Comment on the Fiscal Year 2024/2025 Final Budget

Mr. McElligott noted that there were no members of the public present.

3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2023/2024 Final Budget

Mr. McElligott presented Resolution No. 2023-03, entitled:

RESOLUTION 2023-04

**THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANDA
COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO
THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER
30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN
EFFECTIVE DATE.**

After a brief discussion, a **motion** was made by Mr. Goldstein, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2024-04, as presented.

4. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Assessment Roll

Mr. McElligott presented Resolution No. 2024-05, entitled:

RESOLUTION 2024-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA
COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF
BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025;
PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL
ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR**

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 10, 2024**

**AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott explained that this assessment roll reflects the same rate just approved by the Board in the Final Budget for fiscal year 2024/2025. A **motion** was made by Mr. Maxey, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2024-05, as presented.

Mr. McElligott then closed the Public Hearing.

J. ADMINISTRATIVE MATTERS

Mr. McElligott presented the current financial report. There was no action required.

Mr. McElligott reminded the Board members to submit the required Form 1 by July 1st, and that the form is now online.

K. BOARD MEMBER COMMENTS

There was a discussion regarding probing the entire stormwater system for any issues. There was a **motion** to contact GRSC about performing the work with a not to exceed amount of \$10,000.00. The **motion** passed, 3-0.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Maxey and **passed** unanimously to adjourn the meeting at 10:36 am.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Veranda Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 21st day of October, 2024.

ATTEST:

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Veranda
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O & M Assessments	86,787	86,967	86,967
Debt Assessments	300,174	299,187	299,187
Other Revenue - Stormwater Fees	0	46,836	46,836
Interest Income	360	17,102	17,102
TOTAL REVENUES	\$ 387,321	\$ 450,092	\$ 450,092
EXPENDITURES			
Supervisor Fees	0	0	0
Payroll Taxes - Employer	0	0	0
Engineering/Inspections	1,750	9,600	6,628
Management	38,808	38,808	38,808
Legal	11,000	9,000	6,090
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,900	3,900	3,900
Insurance	7,200	7,222	7,222
Legal Advertisements	1,300	2,000	1,315
Miscellaneous	900	600	283
Postage	225	150	137
Office Supplies	550	275	234
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	7,000	7,000
Continuing Disclosure Fee	500	350	350
Water Management/Drainage	0	21,355	11,355
TOTAL EXPENDITURES	\$ 74,808	\$ 105,435	\$ 88,497
REVENUES LESS EXPENDITURES	\$ 312,513	\$ 344,657	\$ 361,595
Bond Payments	(282,164)	(281,301)	(281,301)
BALANCE	\$ 30,349	\$ 63,356	\$ 80,294
Tax Collector Fee	(7,587)	(7,428)	(7,428)
Property Appraiser Fee	(7,587)	(7,720)	(7,720)
Discounts For Early Payments	(15,175)	(14,671)	(14,671)
EXCESS/ (SHORTFALL)	\$ -	\$ 33,537	\$ 50,475
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 33,537	\$ 50,475

TOTAL FUND BALANCE AS OF 9/30/23	\$354,053
FY 2023/2024 ACTIVITY	\$33,537
TOTAL FUND BALANCE AS OF 9/30/24	\$387,590
STORMWATER RESERVE AS OF 9/30/24	\$235,276
NET FUND BALANCE AS OF 9/30/24	\$152,314

NOTES

Fiscal Year 2022/2023 Trustee Fees Were Not Paid Until Fiscal Year 2023/2024.
Stormwater Reserve Balance As Of 9/30/24 Is \$235,275.91 (Included In 9/30/24 Total Fund Balance).

AMENDED FINAL BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	18,500	18,471
NAV Tax Collection	282,164	281,301	281,301
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 282,264	\$ 299,801	\$ 299,772
EXPENDITURES			
Principal Payments	95,000	90,000	90,000
Interest Payments	185,900	187,538	187,538
Bond Redemption	1,364	15,000	15,000
Total Expenditures	\$ 282,264	\$ 292,538	\$ 292,538
Excess/ (Shortfall)	\$ -	\$ 7,263	\$ 7,234

FUND BALANCE AS OF 9/30/23	\$407,393
FY 2023/2024 ACTIVITY	\$7,263
FUND BALANCE AS OF 9/30/24	\$414,656

Notes

Reserve Fund Balance = \$145,602*. Revenue Fund Balance = \$269,054*.

Revenue Fund Balance To Be Used To Make 11/1/2024 Principal & Interest Payment Of \$187,563 -
Principal Payment Of \$95,000 & Interest Payment Of \$92,563.

* Approximate Amounts

Series 2015 Bond Information

Original Par Amount =	\$4,270,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.25%	November 1st
Issue Date =	September 2015	Annual Interest Payments Due:
Maturity Date =	November 2045	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$3,615,000	

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Veranda Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of October, 2024.

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

From: Roberto Cabrera <rcabrera@ct-eng.com>
Sent: Friday, October 11, 2024 5:47 PM
To: Michael McElligott <MMcElligott@sdsinc.org>
Subject: Veranda CDD 1 - Post Storm Items
Importance: High

Hi Michael:

I hope you are well and your team did okay in the storm.

I wanted to follow up before the weekend on where we stand on the issues related to CDD 1 at the moment:

- Firstly, I want to strongly recommend the installation of staff gauges within the community for future troubleshooting and responding to issues within the community. I am thinking we should install three (3) staff gauges in the community: a gauge at the outfall, a gauge at our main lake, and a gauge at the lake that is furthest away from our outfall. Our surveyors can install these at a cost of \$1500/staff gauge or \$4500 total. We are installing these throughout CDD II next week and it would be nice to have a complete picture of the system. Let me know your thoughts.
- As it relates to our issue from last week:
 - We had MJC stage an emergency pump in case the community needed it. The pump was not needed, but I suspect they are going to bill us something for it.
 - During our follow up inspection, it seems that the system performed well and there were no instances of flooding that we observed.
 - When troubleshooting the system last week we noticed that two of the homeowner's installed a fence within our drainage easement. On one of the resident's property, I believe we have a drainage structure. We need to have access to this structure for maintenance. When our inspector knocked on this person's door he was refused entry. I'm not sure how you want to handle this, but we either need to have this fence removed or a portion of this fence. In some other communities, there is a policy that permits a fence under certain conditions (i.e. that it is breakaway or that the CDD is allowed access through a gate).
- Our inspector observed a couple of unique conditions during his inspections last week.
 - The pipe within the SFWMD ROW has some strange behavior. It was bubbling and I suspect that it might have an issue. I will follow up with SFWMD on this matter.

- There was a disparity between the lake elevation and the outfall elevation. We weren't able to find an issue related to it but I want to follow up with a more detailed inspection during the upcoming dry season. Our inspection efforts were hindered because of the ongoing weather conditions last week. We might need to isolate our control structure and make sure there are no blockages.

If you should have any questions or require any additional information regarding this matter, please do not hesitate to contact this office at 772-464-3537 or via the email address referenced above.

Thank you,



Roberto Cabrera, PE

Sr. Project Manager

[Culpepper and Terpening, Inc.](#)

2980 South 25th Street

Fort Pierce, FL 34981

Telephone 772.464.3537 Ext *141

Facsimile 772.464.9497

rcabrera@ct-eng.com

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