VERANDA
COMMUNITY DEVELOPMENT DISTRICT

CITY OF PORT ST. LUCIE
REGULAR BOARD MEETING
NOVEMBER 9, 2026
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
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AGENDA
VERANDA COMMUNITY DEVELOPMENT DISTRICT
Veranda Clubhouse
238 SE Courances Drive
Port St. Lucie, Florida 34984
REGULAR BOARD MEETING
November 9, 2026
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 8, 2026 Regular Board Meeting & Public Hearing Minutes……..……..Page 2
G. Old Business
H. New Business
    1. Consider Resolution No. 2026-07 – Goals and Objectives Annual Report…….Page 7
    2. Consider Resolution No. 2026-08 – Adopting a Fiscal Year 2025/2026 Amended Budget……...Page 10
I. Administrative Matters
J. Board Member Comments
K. Adjourn

Publication Date
2026-10-30

Subcategory
Miscellaneous Notices

VERANDA COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors of the Veranda Community Development District (the District) will hold a Regular Board Meeting on November 9, 2026, at 10:30 a.m. at the Veranda Clubhouse located at 238 SE Courances Drive, Port St. Lucie, Florida 34984 where the Board may consider any business that may properly come before it.

A copy of the agenda may be obtained from the Districts website (www.verandacdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Telephone: (561) 630-4922 and/or toll free at 1-877-737-4922, during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

Michael McElligott
District Manager
VERANDA COMMUNITY
DEVELOPMENT DISTRICT
www.verandacdd.org
Pub 10/30/2026
TCN12733102

VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 8, 2026

A. CALL TO ORDER

The Regular Board Meeting of the Veranda Community Development District was called to order at 10:30 am on June 8, 2026, 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 5/22/2026 & 5/29/2026, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman David Kanarek, and Supervisors Andrew Maxey, and Garrett Dinsmore 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 to the agenda.

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

There were no comments from the public.

F. APPROVAL OF MINUTES

1. March 11, 2024, Regular Board Meeting

The February 9, 2026, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Maxey, seconded by Mr. Kanarek and passed unanimously to approve the February 9, 2026, Regular Board Meeting Minutes, as presented.

G. OLD BUSINESS

There was no Old Business.

H. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. McElligott presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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. Maxey, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2026-02 as presented

2. Consider Resolution No. 2026-03 – Setting a Public Hearing on Rules of Procedures

Mr. McElligott presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, 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.

Mr. McElligott explained that this was necessary for setting a Public Hearing to consider the updated Rule of Procedure provided to the Board for review. After a brief discussion, a **motion** was made by Mr. Maxey, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2026-03 as presented, setting the Public Hearing for October 12, 2026, at 10:30am and the usual meeting location.

3. Consider Resolution No. 2026-04 – Resetting the Public Hearing Date to Adopt Fiscal Year 2026/2027 Final Budget

Mr. McElligott presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, AMENDING RESOLUTION NO. 2026-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2026/2027 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. Maxey, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2026-04 as presented

Mr. McElligott then opened the Public Hearing at 10:34 a.m.

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 22, 2026, and May 29, 2026, as legally required.

2. Receive Public Comment on the Fiscal Year 2026/2027 Final Budget

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

3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget

Mr. McElligott presented Resolution No. 2026-05, entitled:

RESOLUTION 2026-05

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, 2026, AND ENDING SEPTEMBER

30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, a **motion** was made by Mr. Dinsmore, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2026-05, as presented.

4. Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2026/2027 Assessment Roll

Mr. McElligott presented Resolution No. 2026-06, entitled:

RESOLUTION 2026-06

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 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR 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 2026/2027. A **motion** was made by Mr. Dinsmore, seconded by Mr. Kanarek and **passed** unanimously to adopt Resolution No. 2026-06, as presented.

Mr. McElligott then closed the Public Hearing.

J. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board members to submit the required Form 1.

K. BOARD MEMBER COMMENTS

Mr. Kanarek suggested that the District Engineer inspect the stormwater system each year for blockages. After some discussion, it was determined that this should be done by April each year and done as part of the annual engineer's report. Mr. McElligott said he would inform the District Engineer of the Boards request.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Dinsmore and **passed** unanimously to adjourn the meeting at 10:40 am.

ATTESTED BY:

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice-Chair

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF 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, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-07 on October 21, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report 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 annual report of the goals, objectives and performance measures and standards.

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

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 Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

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 9th day of November, 2026.

ATTEST:	**VERANDA COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

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**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

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**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - 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**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 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 2025/2026 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 9th day of November, 2026.

ATTEST:

VERANDA COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Veranda
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	86,690	**87,010**	87,010
Debt Assessments	297,214	**297,319**	297,319
Other Revenue - Stormwater Fees	0	**49,899**	49,899
Interest Income	1,200	**14,282**	14,282
TOTAL REVENUES	**$ 385,104**	**$ 448,510**	**$ 448,510**
EXPENDITURES			
Supervisor Fees	0	**0**	0
Payroll Taxes - Employer	0	**0**	0
Engineering/Inspections	10,000	**10,000**	7,860
Management	41,124	**41,124**	41,124
Legal	10,000	**7,500**	3,187
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	4,100	**3,800**	3,800
Insurance	8,000	**7,269**	7,269
Legal Advertisements	1,300	**2,500**	1,522
Miscellaneous	750	**750**	610
Postage	225	**60**	43
Office Supplies	500	**425**	400
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,500	**3,500**	3,500
Continuing Disclosure Fee	500	**350**	350
Water Management/Drainage	0	**0**	0
Landscaping/Mowing	0	**9,000**	5,691
TOTAL EXPENDITURES	**$ 85,174**	**$ 91,453**	**$ 80,531**
REVENUES LESS EXPENDITURES	**$ 299,930**	**$ 357,057**	**$ 367,979**
Bond Payments	(279,381)	**(280,497)**	(273,638)
BALANCE	**$ 20,549**	**$ 76,560**	**$ 94,341**
Tax Collector Fee	(7,527)	**(7,395)**	(7,395)
Property Appraiser Fee	(7,527)	**(7,679)**	(7,679)
Discounts For Early Payments	(15,055)	**(14,338)**	(14,338)
EXCESS/ (SHORTFALL)	**$ (9,560)**	**$ 47,148**	**$ 64,929**
Carryover From Prior Year	9,560	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 47,148**	**$ 64,929**

TOTAL FUND BALANCE AS OF 9/30/25	$458,225
FY 2025/2026 ACTIVITY	$47,148
TOTAL FUND BALANCE AS OF 9/30/26	$505,373
STORMWATER RESERVE AS OF 9/30/26	$333,327
NET FUND BALANCE AS OF 9/30/26	$172,046

NOTES

Stormwater Reserve Balance As Of 9/30/26 Is $333,327 (Included In 9/30/26 Total Fund Balance).
Carryover from prior year of $9,560 was used to reduce Fiscal Year 2025/2026 Assessments.
$12,000 of Fund Balance to be used to reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET

VERANDA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,500	**13,900**	13,778
NAV Tax Collection	279,381	**280,497**	273,638
Prepaid Bond Collection	0	**10,810**	10,810
Total Revenues	**$ 280,881**	**$ 305,207**	**$ 298,226**
EXPENDITURES			
Principal Payments	105,000	**105,000**	105,000
Interest Payments	175,565	**178,137**	178,137
Bond Redemption	316	**15,000**	15,000
Total Expenditures	**$ 280,881**	**$ 298,137**	**$ 298,137**
Excess/ (Shortfall)	**$ -**	**$ 7,070**	**$ 89**

FUND BALANCE AS OF 9/30/25	$450,559
FY 2025/2026 ACTIVITY	$7,070
FUND BALANCE AS OF 9/30/26	$457,629

Notes
Reserve Fund Balance = $144,572*. Revenue Fund Balance = $313,057*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Principal & Interest Payment Of $192,388 - Principal Payment Of $105,000 & Interest Payment Of $87,388.
* 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 9/30/26 =	$3,390,000	