



**VERANDA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**CITY OF PORT ST. LUCIE  
REGULAR BOARD MEETING  
APRIL 8, 2019  
10:30 A.M.**

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

[www.verandacdd.org](http://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, FL 34984  
**REGULAR BOARD MEETING**  
April 8, 2019  
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish a Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda.
- G. Approval of Minutes
  - 1. November 12, 2018 Regular Board Meeting Minutes.....Page 3
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget.....Page 5
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

**St. Lucie News Tribune**

March 29, 2019

Miscellaneous Notices

VERANDA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Veranda Community Development District will hold a Regular Board of Supervisors' Meeting on April 8, 2019, at 10:30 a.m. in 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 District's website 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.

District Manager

VERANDA COMMUNITY DEVELOPMENT DISTRICT

[www.verandacdd.org](http://www.verandacdd.org)

PUBLISH: ST. LUCIE NEWS TRIBUNE 03/29/19

TCN 2257272

December 31, 2018

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

**SUBJECT: Resignation from CDD Boards**

Dear Jason,

As discussed previously, I am resigning from the following Community Development District Boards effective Monday, December 31, 2018:

- Veranda Community Development District
- Hillcrest Community Development District
- Gulfstream Polo Community Development District

Please contact me if you need any additional information.

Sincerely,



Matt Nelson  
561-602-3253

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 12, 2018**

**A. CALL TO ORDER**

The Regular Board Meeting of the Veranda Community Development District was called to order at 10:31 a.m. in 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 November 2, 2018, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Supervisors David Kanarek, Matthew Nelson, 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.

**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 for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. June 11, 2018, Regular Board Meeting and Public Hearing**

The June 11, 2018, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Nelson, seconded by Mr. Kanarek to approve the June 11, 2018, Regular Board Meeting Minutes, as presented. That **motion** passed 3-0.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2018-06 – Adopting a Fiscal Year 2017/2018 Amended Budget**

Mr. McElligott presented Resolution No. 2018-06, entitled:

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 12, 2018**

**RESOLUTION NO. 2018-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA  
COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING  
AN AMENDED FINAL FISCAL YEAR 2017/2018 BUDGET (“AMENDED  
BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND  
PROVIDING AN EFFECTIVE DATE.**

After some discussion, a **motion** was made by Mr. Nelson, seconded by Mr. Kanarek to adopt Resolution No. 2018-06, as presented. The **motion** passed 3-0.

**2. Annual Audit - Consider and Approve 2-Year Renewal Option**

Mr. McElligott presented the 2-Year Renewal Option for the Districts current auditor, Grau & Associates. Mr. McElligott explained that these annual cost are consistent with other District he manages and informed the Board that should they approve the 2-Year extension the Board will be required to go out for RFP for audit services once this 2-Year renewal is up. Mr. McElligott recommended approval of the extension.

After a brief discussion, a **motion** was made by Mr. Nelson, seconded by Mr. Kanarek to approve the 2-Year Renewal Option for Grau & Associates, as presented. The **motion** passed 3-0.

**L. ADMINISTRATIVE MATTERS**

There were no Administrative Matters.

**M. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**N. 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 10:36 am.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**RESOLUTION NO. 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Veranda Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2019/2020 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 10, 2019 at 10:30 a.m. in the Veranda Clubhouse, 238 SE Courances Drive, Port St. Lucie, FL 34984, for the purpose of receiving public comments on the Proposed Fiscal Year 2019/2020 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of April, 2019.

**ATTEST:**

**VERANDA  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Veranda  
Community Development District

**Proposed Budget For  
Fiscal Year 2019/2020  
October 1, 2019 - September 30, 2020**



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**PROPOSED BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	<b>FISCAL YEAR 2019/2020 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	87,930
Developer Contribution - O & M	0
Debt Assessments	301,559
Developer Contribution - Debt	0
Other Revenue - Stormwater Fees	0
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 389,669</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	2,500
Management	35,280
Legal	14,500
Assessment Roll	5,000
Audit Fees	3,600
Insurance	6,600
Legal Advertisements	1,200
Miscellaneous	1,400
Postage	225
Office Supplies	675
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 75,655</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 314,014</b>
Bond Payments	(283,466)
<b>BALANCE</b>	<b>\$ 30,548</b>
Tax Collector Fee	(7,637)
Property Appraiser Fee	(7,637)
Discounts For Early Payments	(15,274)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	61,203	88,570	87,930	Expenditures Less Interest/Discounts & Fees
Developer Contribution - O & M	26,451	0	0	
Debt Assessments	205,877	303,117	301,559	Bond Payments/Discounts & Fees
Developer Contribution - Debt	91,514	0	0	
Other Revenue - Stormwater Fees	36,873	0	0	
Interest Income	347	120	180	Interest Projected At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>422,265</b>	<b>\$ 391,807</b>	<b>\$ 389,669</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	491	2,500	2,500	No Change From 2018/2019 Budget
Management	33,924	34,632	35,280	CPI Adjustment
Legal	1,845	16,000	14,500	\$1,500 Decrease From 2018/2019 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,400	3,500	3,600	\$100 Increase From 2018/2019 Budget
Insurance	5,776	6,200	6,600	Fiscal Year 2018/2016 Expenditure Was \$6,041
Legal Advertisements	1,048	1,200	1,200	No Change From 2018/2019 Budget
Miscellaneous	10	1,500	1,400	\$100 Decrease From 2018/2019 Budget
Postage	62	250	225	\$25 Decrease From 2018/2019 Budget
Office Supplies	299	700	675	\$25 Decrease From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2018/2019 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2018/2019 Budget
<b>TOTAL EXPENDITURES</b>	<b>56,530</b>	<b>\$ 76,157</b>	<b>\$ 75,655</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>365,735</b>	<b>\$ 315,650</b>	<b>\$ 314,014</b>	
Bond Payments	(286,691)	(284,930)	(283,466)	2020 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>79,044</b>	<b>\$ 30,720</b>	<b>\$ 30,548</b>	
Tax Collector Fee	(3,745)	(7,680)	(7,637)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(5,340)	(7,680)	(7,637)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,710)	(15,360)	(15,274)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 61,249</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 61,249</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,487	100	200	Projected Interest For 2019/2020
NAV Tax Collection	286,691	284,930	283,466	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 291,178</b>	<b>\$ 285,030</b>	<b>\$ 283,666</b>	
<b>EXPENDITURES</b>				
Principal Payments	70,000	75,000	80,000	Principal Payment Due In 2020
Interest Payments	209,713	205,313	201,813	Interest Payments Due In 2020
Bond Redemption	0	4,717	1,853	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 279,713</b>	<b>\$ 285,030</b>	<b>\$ 283,666</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 11,465</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2015 Bond Information**

Original Par Amount =	\$4,270,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4.00% - 5.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2015		
Maturity Date =	November 2045		

Par Amount As Of 1/1/19 = \$4,075,000

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Original Projected Debt Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
O & M For Single Family 42' Unit	\$ -	\$ 238.28	\$ 236.47	\$ 234.32	\$ 232.62
<u>Debt For Single Family 42' Unit</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>
Total For Single Family 42' Unit	\$ 606.00	\$ 844.28	\$ 842.47	\$ 840.32	\$ 838.62
O & M For Single Family 52' Unit	\$ -	\$ 238.28	\$ 236.47	\$ 234.32	\$ 232.62
<u>Debt For Single Family 52' Unit</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>
Total For Single Family 52' Unit	\$ 779.00	\$ 1,017.28	\$ 1,015.47	\$ 1,013.32	\$ 1,011.62
O & M For Single Family 66' Unit	\$ -	\$ 238.28	\$ 236.47	\$ 234.32	\$ 232.62
<u>Debt For Single Family 66' Unit</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>
Total For Single Family 66' Unit	\$ 987.00	\$ 1,225.28	\$ 1,223.47	\$ 1,221.32	\$ 1,219.62

**\* Assessments Include the Following :**

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

**Community Information:**

Single Family 42' Units: 69  
 Single Family 52' Units: 210  
Single Family 66' Units: 99  
 Total: 378 Units

**Single Family 52' Information:**

Total Units: 210  
Prepayments: 2  
 Billed For Debt: 208