



**VERANDA
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PORT ST. LUCIE
REGULAR BOARD MEETING
MARCH 14, 2022
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
March 14, 2022
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. October 11, 2021 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 4
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
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AFFIDAVIT OF PUBLICATION

Attn: Special District Services
TRADITION CDD
2501 BURNS RD # A

PALM BEACH GARDENS, FL 33410-5207

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted: 10/01/2021

Quinn Roberts

Subscribed and sworn to before on October 1, 2021:

Amy Kokott
Notary, State of WI, County of Brown

10/30/2025

My commission expires

Publication Cost: \$208.62
Ad No: 0004931507
Customer No: 1313370
PO #: MEETING SCHEDULE

AMY KOKOTT
Notary Public
State of Wisconsin

VERANDA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 11, 2021
- November 8, 2021
- December 13, 2021
- January 10, 2022
- February 14, 2022
- March 14, 2022
- April 11, 2022
- May 9, 2022
- June 13, 2022
- July 11, 2022
- August 8, 2022
- September 12, 2022

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 District's 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 insure 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

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/01/21
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TCN4931507

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 11, 2021**

A. CALL TO ORDER

The Regular Board Meeting of the Veranda Community Development District was called to order at 10:45 a.m. on October 11, 2021, in the Veranda Clubhouse located at 238 SE Courances, 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 October 1, 2021, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Supervisors David Kanarek, Jarrett Dinsmore, and Jemaine Lemon constituted a quorum, and it was in order to proceed with the meeting.

Also in attendance were District Manager Michael McElligott of Special District Services, Inc. and General Counsel Jonathan Johnson of Hopping, Green & Sams, P.A. who attended by telephone.

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 14, 2021, Regular Board Meeting and Public Hearing

The June 14, 2021, Regular Board Meeting and Public Hearing Minutes were presented for approval.

A **motion** was then made by Mr. Dinsmore, seconded by Mr. Kanarek, and passed unanimously to approve the June 14, 2021, Regular Board Meeting and Public Hearing Minutes, as presented.

G. OLD BUSINESS

There was no old business.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 11, 2021**

H. NEW BUSINESS

1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mr. McElligott presented Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”) PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, a **motion** was made by Mr. Dinsmore, seconded by Mr. Lemon, and passed unanimously to adopt Resolution No. 2021-06, as presented.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Dinsmore, seconded by Mr. Lemon, and passed unanimously to adjourn the meeting at 10:57 am.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; 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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 13, 2022 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 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of March, 2022.

ATTEST:

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Veranda
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	86,833
Debt Assessments	300,174
Other Revenue - Stormwater Fees	0
Interest Income	240
TOTAL REVENUES	\$ 387,247
EXPENDITURES	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	1,750
Management	37,680
Legal	12,500
Assessment Roll	5,000
Audit Fees	3,800
Insurance	6,600
Legal Advertisements	1,200
Miscellaneous	1,200
Postage	225
Office Supplies	600
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	500
Water Management/Drainage	0
TOTAL EXPENDITURES	\$ 74,730
REVENUES LESS EXPENDITURES	\$ 312,517
Bond Payments	(282,164)
BALANCE	\$ 30,353
Tax Collector Fee	(7,588)
Property Appraiser Fee	(7,588)
Discounts For Early Payments	(15,177)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

Note: Stormwater Reserve Balance As Of 3/1/22 Was \$113,231.

DETAILED PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M Assessments	87,078	86,923	86,833	Expenditures Less Interest/Discounts & Fees
Debt Assessments	300,781	300,174	300,174	Bond Payments/Discounts & Fees
Other Revenue - Stormwater Fees	42,582	0	0	
Interest Income	264	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	430,705	\$ 387,337	\$ 387,247	
EXPENDITURES				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	0	2,000	1,750	\$250 Decrease From 2021/2022 Budget
Management	36,084	36,588	37,680	CPI Adjustment (Capped At 3%)
Legal	1,208	13,500	12,500	\$1,000 Decrease From 2021/2022 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Insurance	6,038	6,600	6,600	FY 2021/2022 Expenditure Was \$6,249
Legal Advertisements	927	1,200	1,200	No Change From 2021/2022 Budget
Miscellaneous	246	1,200	1,200	No Change From 2021/2022 Budget
Postage	78	225	225	No Change From 2020/2021 Budget
Office Supplies	181	625	600	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2021/2022 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2021/2022 Budget
Water Management/Drainage	16,725	0	0	Fiscal Year 2020/2021 Expenditure
TOTAL EXPENDITURES	74,262	\$ 74,813	\$ 74,730	
REVENUES LESS EXPENDITURES	356,443	\$ 312,524	\$ 312,517	
Bond Payments	(283,550)	(282,164)	(282,164)	2023 P & I Payments Less Earned Interest
BALANCE	72,893	\$ 30,360	\$ 30,353	
Tax Collector Fee	(5,798)	(7,590)	(7,588)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(7,757)	(7,590)	(7,588)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,759)	(15,180)	(15,177)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 44,579	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 44,579	\$ -	\$ -	

Note: Stormwater Reserve Balance As Of 3/1/22 Was \$113,231.

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	34	25	25	Projected Interest For 2022/2023
NAV Tax Collection	283,550	282,164	282,164	Maximum Debt Service Collection
Prepaid Bond Collection	7,617	0	0	
Total Revenues	\$ 291,201	\$ 282,189	\$ 282,189	
EXPENDITURES				
Principal Payments	75,000	85,000	90,000	Principal Payment Due In 2023
Interest Payments	199,363	194,038	189,950	Interest Payments Due In 2023
Bond Redemption	5,000	3,151	2,239	Estimated Excess Debt Collections
Total Expenditures	\$ 279,363	\$ 282,189	\$ 282,189	
Excess/ (Shortfall)	\$ 11,838	\$ -	\$ -	

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 1/1/22 =	\$3,805,000		

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M For Single Family 42' Unit	\$ 234.32	\$ 232.62	\$ 230.34	\$ 229.96	\$ 229.72
<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	\$ 840.32	\$ 838.62	\$ 836.34	\$ 835.96	\$ 835.72
O & M For Single Family 52' Unit	\$ 234.32	\$ 232.62	\$ 230.34	\$ 229.96	\$ 229.72
<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	\$ 1,013.32	\$ 1,011.62	\$ 1,009.34	\$ 1,008.96	\$ 1,008.72
O & M For Single Family 66' Unit	\$ 234.32	\$ 232.62	\$ 230.34	\$ 229.96	\$ 229.72
<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	\$ 1,221.32	\$ 1,219.62	\$ 1,217.34	\$ 1,216.96	\$ 1,216.72

*** Assessments Include the Following :**

- 4% Discount for Early Payments
- County Tax Collector Fee
- 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 42' Information:

Total Units: 69
Prepayments: 1
 Billed For Debt: 68

Single Family 52' Information:

Total Units: 210
Prepayments: 3
 Billed For Debt: 207