



**VERANDA
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PORT ST. LUCIE
REGULAR BOARD MEETING
OCTOBER 19, 2023
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
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AGENDA
VERANDA COMMUNITY DEVELOPMENT DISTRICT
Veranda Clubhouse
238 SE Courances Drive
Port St. Lucie, Florida 34984
REGULAR BOARD MEETING
October 19, 2023
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
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- G. Old Business
 - 1. Update on Reports of Poor Drainage on Monet and Bancroft
- H. New Business
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- K. Adjourn

Publication Date
2023-10-06

Subcategory
Miscellaneous Notices

VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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 19, 2023
November 13, 2023
December 11, 2023
January 8, 2024
February 12, 2024
March 11, 2024
April 8, 2024
May 13, 2024
June 10, 2024
July 8, 2024
August 12, 2024
September 9, 2024

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 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 10/06/23
TCN9368612

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 12, 2023**

A. CALL TO ORDER

The Regular Board Meeting of the Veranda Community Development District was called to order at 10:30 am 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 5/23/2023 & 5/30/2023, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman David Kanarek, and Supervisors Garrett Dinsmore, and Jermaine Lemon 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. April 10, 2023, Regular Board Meeting

The April 10, 2023, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Lemon, seconded by Mr. Kanarek and passed unanimously to approve the April 10, 2023, Regular Board Meeting Minutes, as presented.

Mr. McElligott then opened the Public Hearing at 10:31 a.m.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 12, 2023**

G. 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 23, 2023, and May 30, 2023, as legally required.

2. Receive Public Comment on the Fiscal Year 2023/2024 Final Budget

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

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

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

RESOLUTION 2023-03

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, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; 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. 2023-03, as presented.

4. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Assessment Roll

Mr. McElligott presented Resolution No. 2023-04, entitled:

RESOLUTION 2023-04

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 2023/2024; 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.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
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Mr. McElligott explained that this assessment roll reflects the same rate just approved by the Board in the Final Budget for fiscal year 2023/2024. A **motion** was made by Mr. Dinsmore, seconded by Mr. Kanarek and passed unanimously to adopt Resolution No. 2023-04, as presented.

Mr. McElligott then closed the Public Hearing.

H. OLD BUSINESS

There was no Old Business.

I. NEW BUSINESS

1. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Mr. McElligott presented Resolution No. 2023-05, entitled:

RESOLUTION NO. 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA
COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR
MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 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. 2023-05 as presented.

2. Consider Request of HOA Concerning Poor Drainage on Monet and Bancroft

The HOA manager had mailed stating she had received some comments from a resident related to slow draining near Monet and Bancroft. The Board authorized the District manager to get with the District engineer to investigate.

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.

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PUBLIC HEARING & REGULAR BOARD MEETING
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K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Lemon and passed unanimously to adjourn the meeting at 10:37 am.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 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 2022/2023 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 19th day of October, 2023.

ATTEST:

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Veranda
Community Development District

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

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AMENDED FINAL BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
O & M Assessments	86,833	86,995	86,995
Debt Assessments	300,174	300,175	300,175
Other Revenue - Stormwater Fees	0	44,174	44,174
Interest Income	240	10,698	10,698
TOTAL REVENUES	\$ 387,247	\$ 442,042	\$ 442,042
EXPENDITURES			
Supervisor Fees	0	0	0
Payroll Taxes - Employer	0	0	0
Engineering/Inspections	1,750	4,500	2,356
Management	37,680	37,680	37,680
Legal	12,500	6,000	1,943
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,800	3,800	3,800
Insurance	6,600	6,718	6,718
Legal Advertisements	1,200	1,300	1,086
Miscellaneous	1,200	600	93
Postage	225	110	101
Office Supplies	600	375	317
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	0
Continuing Disclosure Fee	500	350	350
Water Management/Drainage	0	3,200	1,600
TOTAL EXPENDITURES	\$ 74,730	\$ 73,308	\$ 61,219
REVENUES LESS EXPENDITURES	\$ 312,517	\$ 368,734	\$ 380,823
Bond Payments	(282,164)	(282,860)	(282,860)
BALANCE	\$ 30,353	\$ 85,874	\$ 97,963
Tax Collector Fee	(7,588)	(7,444)	(7,444)
Property Appraiser Fee	(7,588)	(7,740)	(7,740)
Discounts For Early Payments	(15,177)	(14,882)	(14,882)
EXCESS/ (SHORTFALL)	\$ -	\$ 55,808	\$ 67,896
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 55,808	\$ 67,896

TOTAL FUND BALANCE AS OF 9/30/22	\$283,243
FY 2022/2023 ACTIVITY	\$55,808
TOTAL FUND BALANCE AS OF 9/30/23	\$339,051
STORMWATER RESERVE AS OF 9/30/23	\$199,795
NET FUND BALANCE AS OF 9/30/23	\$139,256

NOTE

Stormwater Reserve Balance As Of 9/30/23 Is \$199,795 (Included In 9/30/23 Total Fund Balance)

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

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	13,932	13,832
NAV Tax Collection	282,164	282,860	282,860
Prepaid Bond Collection	0	11,820	11,820
Total Revenues	\$ 282,189	\$ 308,612	\$ 308,512
EXPENDITURES			
Principal Payments	90,000	85,000	85,000
Interest Payments	189,950	191,863	191,863
Bond Redemption	2,239	0	0
Total Expenditures	\$ 282,189	\$ 276,863	\$ 276,863
Excess/ (Shortfall)	\$ -	\$ 31,749	\$ 31,649

FUND BALANCE AS OF 9/30/22	\$373,954
FY 2022/2023 ACTIVITY	\$31,749
FUND BALANCE AS OF 9/30/23	\$405,703

Notes

Reserve Fund Balance = \$145,377*. Revenue Fund Balance = \$244,633*.

Prepayment Account = \$15,693*

Revenue Fund Balance To Be Used To Make 11/1/2023 Principal & Interest Payment Of \$184,975 - Principal Payment Of \$90,000 & Interest Payment Of \$94,975.

Prepayment Account Balance To Be Used To Make 11/1/2023 Extraordinary Principal Payment Of \$15,000.

* 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 9/30/23 =	\$3,720,000	

October 19, 2023

RE: Veranda Community Development District Auditor Renewal

At the March 8, 2021 Veranda Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2020, 9-30-2021 and 9-30-2022 year end audits of the District with an option to perform the 9-30-2023 and 9-30-2024 audits.

The fees for the 9-30-2020 audit were \$3,600. The fees for the 9-30-2021 audit were \$3,700. And the fees for the 9-30-2022 audit were \$3,800. The proposed fee for the 9-30-2023 audit is \$3,900, which is the budgeted amount for audit fees for Fiscal Year 2023/2024. And the proposed fee for the 9-30-2024 audit is \$4,000.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2023 and 9-30-2024 audits for Grau & Associates.

Special District Services, Inc.