



**VERANDA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**CITY OF PORT ST. LUCIE  
REGULAR BOARD MEETING  
NOVEMBER 13, 2023  
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  
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**AGENDA**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
Veranda Clubhouse  
238 SE Courances Drive  
Port St. Lucie, Florida 34984  
**REGULAR BOARD MEETING**  
November 13, 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
  - 1. June 12, 2023 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
  - 1. Update on Reports of Poor Drainage on Monet and Bancroft
- H. New Business
  - 1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2022/2023 Amended Budget.....Page 6
  - 2. Consider and Approve 2-Year Renewal Option – Grau & Associates.....Page 11
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Publication Date  
2023-11-01

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 13, 2023, 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](http://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  
PUBLISH NOV 1, 2023  
TCN9454183

**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  
JUNE 12, 2023**

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 1<sup>st</sup>.

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

**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:**

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Secretary/Assistant Secretary

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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 13<sup>th</sup> day of November, 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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- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET**

**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
<b>REVENUES</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 387,247</b>	<b>\$ 442,042</b>	<b>\$ 442,042</b>
<b>EXPENDITURES</b>			
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 74,730</b>	<b>\$ 73,308</b>	<b>\$ 61,219</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 312,517</b>	<b>\$ 368,734</b>	<b>\$ 380,823</b>
Bond Payments	(282,164)	(282,860)	(282,860)
<b>BALANCE</b>	<b>\$ 30,353</b>	<b>\$ 85,874</b>	<b>\$ 97,963</b>
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)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 55,808</b>	<b>\$ 67,896</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 55,808</b>	<b>\$ 67,896</b>

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**

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

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	

November 13, 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.