



**VERANDA
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PORT ST. LUCIE
REGULAR BOARD MEETING
MARCH 10, 2025
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
March 10, 2025
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 21, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
 - 2. Discussion About Performing Annual Engineer’s Report
 - 3. Discussion Regarding CDD Merger
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-02-28

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 March 10, 2025, 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: February 28, 2025

TCN11065332

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2024**

A. CALL TO ORDER

The Regular Board Meeting of the Veranda Community Development District was called to order at 10:30 a.m. on October 21, 2024, 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 10, 2024, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Supervisors Eliot Goldstein, Garrett 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 10, 2024, Regular Board Meeting and Public Hearing

The June 10, 2024, Regular Board Meeting and Public Hearing Minutes were presented for approval.

A **motion** was then made by Mr. Goldstein, seconded by Mr. Lemon, and passed unanimously to approve the June 10, 2024, 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 21, 2024**

H. NEW BUSINESS

1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mr. McElligott presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”) PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, a **motion** was made by Mr. Goldstein, seconded by Mr. Lemon, and **passed** unanimously to adopt Resolution No. 2024-06, as presented.

2. Consider Resolution No. 2024-07 – Adopting Goals and Objectives

Mr. McElligott presented Resolution No. 2024-07, entitled:

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SERVABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott and Mr. Johnson explained that due to a new statutory requirement, the Board needs to adopt Goals & Objectives that they will post to their website and then next year they will revisit and evaluate how they did against those Goals & Objectives. Mr. McElligott presented the exhibit to the resolution which lists out proposed Goal & Objectives, and how the Board will measure them next year.

After a brief discussion among the Board, there was a **motion** by Mr. Lemon, with a second from Mr. Goldstein, to approve resolution No. 2024-07 – Adopting Goals & Objectives as presented. The **motion** carried **3-0**.

2. Discussion Regarding Ending of Lake Maintenance Agreement with HOA

Mr. McElligott explained that he had been contacted by the Veranda Gardens HOA and they had asked about the process of ending the Lake Maintenance Agreement with the CDD and how the maintenance

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2024**

would be handled if they did. Mr. McElligott told the Board that he explained what would happen and the HOA said that they would discuss it further among themselves and let the CDD know in the future if they would like to move forward with ending the agreement. The HOA asked to keep everything the same, and the agreement in place for now, so there is no action required from the CDD Board at this time.

I. ADMINISTRATIVE MATTERS

Mr. McElligott explained that there were no qualified candidates for Board seats at the election last week, so all Board members remain in their seats as holdovers.

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. Goldstein, seconded by Mr. Lemon, and passed unanimously to adjourn the meeting at 11:00 am.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 12, 2025 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 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of March, 2025.

ATTEST:

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Veranda
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR
	2025/2026
	BUDGET
REVENUES	
O & M Assessments	86,710
Debt Assessments	298,200
Other Revenue - Stormwater Fees	0
Interest Income	1,200
TOTAL REVENUES	\$ 386,110
EXPENDITURES	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	10,000
Management	41,124
Legal	10,000
Assessment Roll	5,000
Audit Fees	4,100
Insurance	8,000
Legal Advertisements	1,300
Miscellaneous	750
Postage	225
Office Supplies	500
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	500
Water Management/Drainage	0
TOTAL EXPENDITURES	\$ 85,174
REVENUES LESS EXPENDITURES	\$ 300,936
Bond Payments	(280,308)
BALANCE	\$ 20,628
Tax Collector Fee	(7,547)
Property Appraiser Fee	(7,547)
Discounts For Early Payments	(15,094)
EXCESS/ (SHORTFALL)	\$ (9,560)
Carryover Funds From Prior Year	9,560
NET EXCESS/ (SHORTFALL)	\$ -

Note: Stormwater Reserve Balance As Of 3/1/25 Was \$235,275.

DETAILED PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	86,967	86,725	86,710	Expenditures Less Interest/Discounts & Fees
Debt Assessments	299,187	298,200	298,200	Bond Payments/Discounts & Fees
Other Revenue - Stormwater Fees	46,836	0	0	
Interest Income	20,209	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	453,199	\$ 385,645	\$ 386,110	
EXPENDITURES				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	6,628	1,750	10,000	\$8,250 Increase From 2024/2025 Budget
Management	38,808	39,972	41,124	CPI Adjustment
Legal	6,090	10,500	10,000	\$500 Decrease From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,900	4,000	4,100	\$100 Increase From 2024/2025 Budget
Insurance	7,222	7,900	8,000	FY 2023/2024 Expenditure Was \$7,511
Legal Advertisements	1,315	1,300	1,300	No Change From 2024/2025 Budget
Miscellaneous	283	800	750	\$50 Decrease From 2024/2025 Budget
Postage	137	225	225	No Change From 2024/2025 Budget
Office Supplies	234	525	500	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	500	500	No Change From 2024/2025 Budget
Water Management/Drainage	11,355	0	0	
TOTAL EXPENDITURES	84,997	\$ 76,147	\$ 85,174	
REVENUES LESS EXPENDITURES	368,202	\$ 309,498	\$ 300,936	
Bond Payments	(281,301)	(280,308)	(280,308)	2026 P & I Payments Less Earned Interest
BALANCE	86,901	\$ 29,190	\$ 20,628	
Tax Collector Fee	(5,649)	(7,548)	(7,547)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(7,720)	(7,548)	(7,547)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,671)	(15,094)	(15,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 58,861	\$ (1,000)	\$ (9,560)	
Carryover Funds From Prior Year	0	1,000	9,560	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 58,861	\$ -	\$ -	

Note: Stormwater Reserve Balance As Of 3/1/25 Was \$235,275.

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20,303	500	1,500	Projected Interest For 2025/2026
NAV Tax Collection	281,301	280,308	280,308	Maximum Debt Service Collection
Prepaid Bond Collection	11,511	0	0	
Total Revenues	\$ 313,115	\$ 280,808	\$ 281,808	
EXPENDITURES				
Principal Payments	105,000	95,000	105,000	Principal Payment Due In 2026
Interest Payments	187,538	180,850	176,075	Interest Payments Due In 2026
Bond Redemption	0	4,958	733	Estimated Excess Debt Collections
Total Expenditures	\$ 292,538	\$ 280,808	\$ 281,808	
Excess/ (Shortfall)	\$ 20,577	\$ -	\$ -	

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 1/1/25 = \$3,510,000

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Single Family 42' Unit	\$ 229.72	\$ 229.60	\$ 229.49	\$ 229.45
<u>Debt For Single Family 42' Unit</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>
Total For Single Family 42' Unit	\$ 835.72	\$ 835.60	\$ 835.49	\$ 835.45
O & M For Single Family 52' Unit	\$ 229.72	\$ 229.60	\$ 229.49	\$ 229.45
<u>Debt For Single Family 52' Unit</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>
Total For Single Family 52' Unit	\$ 1,008.72	\$ 1,008.60	\$ 1,008.49	\$ 1,008.45
O & M For Single Family 66' Unit	\$ 229.72	\$ 229.60	\$ 229.49	\$ 229.45
<u>Debt For Single Family 66' Unit</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>
Total For Single Family 66' Unit	\$ 1,216.72	\$ 1,216.60	\$ 1,216.49	\$ 1,216.45

Note

One New Prepayer in 23/24 For 24/25
Single Family 66'

* 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

Single Family 66' Information:

Total Units: 99
Prepayments: 2
Billed For Debt: 97