



**VERANDA
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PORT ST. LUCIE
REGULAR BOARD MEETING
FEBRUARY 9, 2026
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
February 9, 2026
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 20, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

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 February 9, 2026, 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

PUBLISH: ST. LUCIE NEWS TRIBUNE 01/30/26

TCN12027833

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 20, 2025**

A. CALL TO ORDER

The Regular Board Meeting of the Veranda Community Development District was called to order at 10:33 a.m. on October 20, 2025, 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, 2025, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Supervisors Eliot Goldstein, Garrett Dinsmore, and Andrew Maxey 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 District Council Jonathan Johnson from Kutack Rock LLP, 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. July 14, 2025, Regular Board Meeting and Public Hearing

The July 14, 2025, Regular Board Meeting and Public Hearing Minutes were presented for approval.

A **motion** was then made by Mr. Dinsmore, seconded by Mr. Goldstein, and **passed** unanimously to approve the July 14, 2025, 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 20, 2025**

H. NEW BUSINESS

1. Consider Engineering RFQ Response

Mr. McElligott presented both responses to the Board. After a brief discussion, a **motion** was made by Mr. Dinsmore, seconded by Mr. Maxey, and **passed** unanimously to reject both submissions and keep the current district engineer.

2. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. McElligott presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”) PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, a **motion** was made by Mr. Maxey, seconded by Mr. Goldstein, and **passed** unanimously to adopt Resolution No. 2025-06, as presented.

3. Consider Resolution No. 2025-07 – Adopting Goals and Objectives Annual Report

Mr. McElligott presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

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

Mr. McElligott and Mr. Johnson explained that the Board adopted Goals & Objectives last year, and this is our annual review that will get posted to our website. Mr. McElligott went over that the CDD accomplished all the stated goals and objectives.

After a brief discussion among the Board, there was a **motion** by Mr. Maxey, with a second from Mr. Dinsmore, to approve resolution No. 2025-07 – Adopting Goals & Objectives Annual Report as presented. The **motion** carried **3-0**.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 20, 2025**

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. McElligott presented the proposals received for Audit services. There was only one firm that sent in a proposal, Grau & Associates. The Board reviewed the proposal, and after a brief discussion, a **motion** was made by Mr. Maxey, seconded by Mr. Goldstein, to approve the Grau & Associates proposal. That **motion** passed **3-0**.

I. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board of the annual ethics training due by the end of the year.

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. Dinsmore, and passed unanimously to adjourn the meeting at 10:46 am.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 13, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 9th day of February, 2026.

ATTEST:

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Veranda Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	86,658
Debt Assessments	297,214
Other Revenue - Stormwater Fees	0
Interest Income	1,320
TOTAL REVENUES	\$ 385,192
EXPENDITURES	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	10,000
Management	42,228
Legal	9,500
Assessment Roll	5,000
Audit Fees	3,900
Insurance	8,000
Legal Advertisements	1,500
Miscellaneous	700
Postage	225
Office Supplies	475
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	500
Miscellaneous Maintenance	2,000
TOTAL EXPENDITURES	\$ 87,703
REVENUES LESS EXPENDITURES	\$ 297,489
Bond Payments	(279,381)
BALANCE	\$ 18,108
Tax Collector Fee	(7,527)
Property Appraiser Fee	(7,527)
Discounts For Early Payments	(15,054)
EXCESS/ (SHORTFALL)	\$ (12,000)
Carryover Funds From Prior Year	12,000
NET EXCESS/ (SHORTFALL)	\$ -

Note: Stormwater Reserve Balance As Of 1/31/26 Was \$283,428.

DETAILED PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	87,167	86,690	86,658	Expenditures Less Interest/Discounts & Fees
Debt Assessments	298,201	297,214	297,214	Bond Payments/Discounts & Fees
Other Revenue - Stormwater Fees	48,152	0	0	
Interest Income	17,759	1,200	1,320	Interest Projected At \$110 Per Month
TOTAL REVENUES	451,279	\$ 385,104	\$ 385,192	
EXPENDITURES				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	22,833	10,000	10,000	No Change From 2025/2026 Budget
Management	39,972	41,124	42,228	CPI Adjustment
Legal	1,935	10,000	9,500	\$500 Decrease From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,000	4,100	3,900	Accepted Amount For 2025/2026 Audit
Insurance	7,511	8,000	8,000	FY 2025/2026 Expenditure Was \$7,269
Legal Advertisements	1,487	1,300	1,500	\$200 Increase From 2025/2026 Budget
Miscellaneous	295	750	700	\$50 Decrease From 2025/2026 Budget
Postage	43	225	225	No Change From 2025/2026 Budget
Office Supplies	227	500	475	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	500	500	No Change From 2025/2026 Budget
Miscellaneous Maintenance	4,900	0	2,000	Drainage, Etc.
TOTAL EXPENDITURES	92,228	\$ 85,174	\$ 87,703	
REVENUES LESS EXPENDITURES	359,051	\$ 299,930	\$ 297,489	
Bond Payments	(281,168)	(279,381)	(279,381)	2027 P & I Payments Less Earned Interest
BALANCE	77,883	\$ 20,549	\$ 18,108	
Tax Collector Fee	(6,791)	(7,527)	(7,527)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(7,699)	(7,527)	(7,527)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,581)	(15,055)	(15,054)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 48,812	\$ (9,560)	\$ (12,000)	
Carryover Funds From Prior Year	0	9,560	12,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 48,812	\$ -	\$ -	

Note: Stormwater Reserve Balance As Of 1/31/26 Was \$283,428.

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

VERANDA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,000	1,500	1,750	Projected Interest For 2026/2027
NAV Tax Collection	281,168	279,381	279,381	Maximum Debt Service Collection
Prepaid Bond Collection	11,152	0	0	
Total Revenues	\$ 310,320	\$ 280,881	\$ 281,131	
EXPENDITURES				
Principal Payments	95,000	105,000	110,000	Principal Payment Due In 2027
Interest Payments	182,731	175,565	170,813	Interest Payments Due In 2027
Bond Redemption	10,000	316	318	Estimated Excess Debt Collections
Total Expenditures	\$ 287,731	\$ 280,881	\$ 281,131	
Excess/ (Shortfall)	\$ 22,589	\$ -	\$ -	

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 1/1/26 =	\$3,405,000		

VERANDA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For Single Family 42' Unit	\$ 229.60	\$ 229.49	\$ 229.45	\$ 229.26
<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	\$ 835.60	\$ 835.49	\$ 835.45	\$ 835.26
O & M For Single Family 52' Unit	\$ 229.60	\$ 229.49	\$ 229.45	\$ 229.26
<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	\$ 1,008.60	\$ 1,008.49	\$ 1,008.45	\$ 1,008.26
O & M For Single Family 66' Unit	\$ 229.60	\$ 229.49	\$ 229.45	\$ 229.26
<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	\$ 1,216.60	\$ 1,216.49	\$ 1,216.45	\$ 1,216.26

* 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: 3
Billed For Debt: 96