

***The VERANDAH'S  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Continued Meeting***

***Wednesday  
September 3, 2014***

***8:00 a.m.***

***At:***

***Florida Design Consultants  
3030 Starkey Boulevard  
New Port Richey, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# The Verandahs Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105  
Fax: 813-374-9106

August 27, 2014

Board of Supervisors  
**The Verandahs Community  
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs CDD is scheduled for Wednesday, September 3, 2014 at **8:00 a.m.** in the offices of Florida Design Consultants, 3030 Starkey Boulevard, New Port Richey, Florida.

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration.* Any additional support material will be forward to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

***Bruce St. Denis***

Bruce St. Denis  
District Manager

Enclosure

CC: Attorney  
Engineer  
District Records  
HOA Manager

District: VERANDAHS COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: **Wednesday, September 3, 2014**  
Time: **8:00 a.m.**  
Location: Florida Design Consultants  
3030 Starkey Boulevard  
New Port Richey, Florida

Conference Call In No.: 712.432.1500  
Code: 434537#

*Agenda*

- I.** Roll Call
- II.** Audience Comments on Agenda Items
- III.** Administrative Matters:
  - A. Approval of Minutes of August 12, 2014 Meeting Exhibit 1
- IV.** Business Matters:
  - A. Approval of Meeting Dates for FY 2014-2015 Exhibit 2
  - B. Updates:
    - District Management Turnover
    - Street Light on Chenwood
  - C. Additional Items
- V.** Staff Reports
  - A. Manager
  - B. Field Managers Report
  - C. Attorney
  - D. Engineer
- VI.** Audience Comments
- VII.** Supervisors Requests
- VIII.** Adjournment

**EXHIBIT 1.**



1 Ms. Smith stated the Board requested an accounting of the \$200 per meeting that goes back to the  
2 Verandahs at the last meeting.

3 Mr. May stated the Board also requested a list of homes from which funds were not collected.

4 Mr. St. Denis stated that these will be provided.

5  
6 On MOTION by Mr. Lefere, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board accepted the June  
7 2014 Financial Statements.

8  
9 **FOURTH ORDER OF BUSINESS – Public Hearing on FY 2014-2015 Budget**

10 **A. Open Public Hearing**

11  
12 On MOTION by Ms. Smith, SECONDED by Ms. Guthrie, WITH ALL IN FAVOR, the Board opened the Public  
13 Hearing.

14 **B. Presentation**

15 Mr. St. Denis stated that communication on the Budget and the assessments was unclear. There was a new  
16 assessment figure given to residents, but the amount of increase was not stated. For the Verandahs, there was an  
17 increase of \$50 per year for single family homes. There was a reduction of \$17 per year for the townhomes due to  
18 money used from the reserve account. A formula exists to calculate assessments based on product type, and these  
19 figures are simply a reflection of this formula.

20 Ms. Smith acknowledged the communication error and explained common resident misunderstandings. The  
21 letter distributed to residents made the increase seem as though it was \$500, but as stated earlier, it was only \$50 per  
22 year. Ms. Smith explained other significant contributing factors to the increase. There have been several residents  
23 that request the CDD to make simple improvements, and the Board has tried to accommodate these requests.  
24 Overall, there has been an increase of \$15 over a two year period. Many residents fail to understand the difference  
25 between the CDD and the HOA, and their respective responsibilities. There are areas in the community that are  
26 owned and governed by the HOA, with the input of the residents. The CDD is a county run organization. When an  
27 individual purchased their home, the new owner made a commitment to pay a portion back to the developer and to  
28 pay maintenance under the CDD. This includes landscaping, lighting, ponds, and in general, common areas. In the  
29 Verandahs, many of the increases are due to improvements in lighting and landscaping, from the gate forward (not  
30 inside the gate).

31 A resident inquired about signs in front of the community.

32 Ms. Smith stated that the land is owned by an individual, and not by the CDD. No further information  
33 could be provided due to this fact.

34 Mr. St. Denis stated that the debt service started at a 30 year time frame. There is no balloon. A resident  
35 only pays for the time that they are in the community. There are about 22 years left. The tax bill has two  
36 components: debt service and operation maintenance. On the tax bill, these were listed as one figure labeled “special  
37 assessments”. The CDD is responsible for the operation maintenance portion and that was the topic of discussion in  
38 the meeting.

39 A resident requested information from the CDD meeting be place on the internet.

1 Ms. Smith stated that any resident can come to any CDD meeting to gain information, but that all of  
2 information should be available soon on the internet.

3 Mr. St. Denis presented the Proposed Budget for 2015. The parentheses means there has been a reduction,  
4 and the figures without parentheses represented increases. The on-roll assessments, which are those on the tax bill,  
5 had an increase of \$23,745. The total collections from assessments were \$312,495.

6 Mr. St. Denis reviewed allocations, increases and decreases shown on the budget. The total revenue was  
7 \$390,696, with an increase of \$93,000. Overall between 2014 and 2015 there was a reduction of \$2,785. Total  
8 expenditures were \$390,696, which matches the total revenues. The ending fund balance was \$304,000. If all money  
9 is collected and spent, there will still be this amount in the general fund. For clarification to a resident, Mr. St. Denis  
10 stated that a fiscal year is the period from October 1 to September 30.

11

12 **C. Public Comment**

13 A resident inquired about the capital project fund and the areas that would be beautified.

14 Ms. Smith responded that the front of Chenwood would be improved.

15 A resident inquired about the use of the \$93,000, and the contract with the former landscaping company.

16 Ms. Smith stated that the funds would be distributed between landscaping and lighting. The contract with  
17 the former landscaping company was terminated early, and the funds for services not completed were not collected  
18 by the CDD.

19 Mr. May stated that there would have been an increase regardless of the landscaping company used. There  
20 was a small cost difference between the two companies.

21 A resident inquired about common areas and quality assurance.

22 Ms. Smith stated there would be a recommendation from the landscaper to ensure durability. She reviewed  
23 all areas covered by the CDD.

24 A resident inquired about traffic accidents near the gate.

25 Mr., Lefere stated the driver's insurance would take care of the damages.

26 A resident wanted to know who was responsible for overgrown lots of foreclosed homes.

27 Mr. May stated that no one is responsible; upkeep is only done by those who volunteer.

28

29 **D. Close Public Hearing**

30

31 On MOTION by Mr. Mays, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board closed the Public  
32 Hearing.

33

34 **E. Resolution 2014-8, Annual Appropriation and Adoption of Budget**

35 Mr. St. Denis presented Resolution 2014-8, Annual Appropriation and Adoption of Budget.

36

1 On MOTION by Ms. Smith, SECONDED by Mr. Lefere, WITH ALL IN FAVOR, the Board adopted Resolution  
2 2014-8, Annual Appropriation and Adoption of Budget.

3  
4 **FIFTH ORDER OF BUSINESS – Public Hearing on FY 2014-2015 Assessment Levy**

5 **A. Open Public Hearing**

6  
7 On MOTION by Ms. Smith, SECONDED by Ms. Guthrie, WITH ALL IN FAVOR, the Board opened the Public  
8 Hearing.

9  
10 **B. Presentation**

11 The discussion was on increases by product type was overviewed during the budget presentation.  
12

13 **C. Public Comment**

14 There being none, the next item followed.  
15

16 **D. Close Public Hearing**

17  
18 On MOTION by Mr. Lefere, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board closed the Public  
19 Hearing.

20  
21 **E. Resolution 2014-9, Assessment Levy**

22 Mr. St. Denis presented Resolution 2014-9, Assessment Levy.  
23

24 On MOTION by Ms. Smith, SECONDED by Ms. Guthrie, WITH ALL IN FAVOR, the Board approved Resolution  
25 2014-9, Assessment Levy for Fiscal Year 2014-2015.

26  
27 **SIXTH ORDER OF BUSINESS – Business Matters**

28 **A. Approval of Meeting Dates for FY 2014-2015**

29 This item was tabled to the September meeting.  
30

31 **B. Updates**

32 ➤ **District Management Turnover**

33 Mr. St. Denis stated there would be a smooth transition and I will answer any further questions. The  
34 transition will be discussed at the September 3, 2014 meeting at 8 a.m. at the Florida Design Consultants.

35 ➤ **Street Light on Chenwood**

36 There was no further discussion on the street lights.  
37

38 **C. Additional Items**

39 There being none, the next item followed.  
40  
41



1 **SEVENTH ORDER OF BUSINESS – Staff Reports**

2 **A. Manager**

3 There being none, the next item followed.  
4

5 **B. Field Managers Report**

6 There being none, the next item followed.  
7

8 **C. Attorney**

9 There being none, the next item followed.  
10

11 **D. Engineer**

12 There being none, the next item followed.  
13

14 **EIGHTH ORDER OF BUSINESS – Audience Comments**

15 There being none, the next item followed.  
16

17 **NINTH ORDER OF BUSINESS – Supervisor Requests**

18 There being none, the next item followed.  
19

20 **TENTH ORDER OF BUSINESS – Adjournment**

21 There being no further business,  
22

23 

On MOTION by Ms. Smith, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board adjourned the meeting.
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24 *These minutes were prepared in summary format.*

25 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
26 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
27 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
28 *based.*  
29

30 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
31 **meeting held on \_\_\_\_\_.**

32 \_\_\_\_\_

33 **Signature**

34 \_\_\_\_\_

35 **Printed Name**

36 **Title:**

37  **Secretary**

38  **Assistant Secretary**

\_\_\_\_\_

**Signature**

\_\_\_\_\_

**Printed Name**

**Title:**

**Chairman**

**Vice Chairman**

**EXHIBIT 2.**

**Notice of Meeting Schedule  
Fiscal Year 2015  
The Verandahs Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2015 regular meetings of the Board of Supervisors of The Verandahs Community Development District are scheduled to be held on the first Wednesday of every month at 8:00 a.m. at the offices of Florida Design Consultants, 3030 Starkey Boulevard, New Port Richey, Florida, as follows (exceptions noted below):

October 1, 2014  
November 5, 2014  
December 3, 2014  
January 7, 2015  
February 4, 2015  
March 4, 2015  
April 1, 2015  
May 6, 2015  
June 3, 2015 – 6:30 p.m.  
July 1, 2015  
August 5, 2015 – 6:30 p.m.  
September 2, 2015

The meeting is open to the public and will be conducted in accordance with the provision 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 one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, **Development Planning & Financing Group at 813-374-9105**. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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.

**DPFG**, District Management



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