



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
OCTOBER 17, 2019
10:00 A.M.**

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

**www.veronawalkcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
Town Center at Verona Walk
8090 Sorrento Lane
Naples, Florida 34114
REGULAR BOARD MEETING
October 17, 2019
10:00 a.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
 - 1. September 19, 2019 Regular Board Meeting.....Page 2
- H. Old Business
 - 1. Update on HOA Notification when Granting Use of CDD Property
- I. New Business
 - 1. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2019/2020 Amended Budget.....Page 6
 - 2. Consider Resolution No. 2019-05 – Establishing Policies and Procedures for ACC Process.....Page 12
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update
 - 4. District Manager Update
 - a. Financials.....Page 19
- K. Board Members Comments
- L. Adjourn

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

VERONA WALK COMMUNITY DEV.
2501 A BURNS RD

PALM BEACH GARDENS, FL 33410

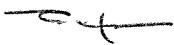
Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

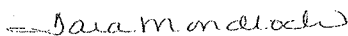
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as Legal Clerk of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: October 7, 2019



Subscribed and sworn to before on October 7, 2019:



Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$420.00
Ad No: 0003819791
Customer No: 1308371
PO #: Reg Meeting Schedule

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Verona Walk Community Development District will hold Regular Meetings at 10:00 a.m. in the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114, on the following dates:

October 17, 2019
November 21, 2019
December 19, 2019
January 16, 2020
February 20, 2020
March 19, 2020
April 16, 2020
May 21, 2020
June 18, 2020
July 16, 2020
August 20, 2020
September 17, 2020

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 District's website or by contacting the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued as found necessary to a date and time certain as stated 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 (239) 444-5790 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.

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
www.veronawalkcdd.org
Oct 7, 2019

#3819791

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 19, 2019**

A. CALL TO ORDER

The September 19, 2019, Regular Board Meeting of the Verona Walk Community Development District was called to order at 10:00 a.m. in the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

D. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairperson	Diann Cucinella	Present
Vice Chairman	Patrick Clifford	Present
Supervisor	Marilyn Czubkowski	Present
Supervisor	Jack Hogan	Absent
Supervisor	Michael J. Doyle	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services
General Counsel	Greg Urbancic	Coleman Yovanovich Koester
District Engineer	Terry Cole	Hole Montes, Inc.
Field Inspector	Bohdan Hirniak	

Also present were Pete Monti, Frank Borowiec and Hank Sentowski.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. June 20, 2019, Public Hearing & Regular Board Meeting

The June 20, 2019, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Doyle, seconded by Ms. Czubkowski and passed unanimously approving the minutes of the June 20, 2019, Public Hearing & Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update on HOA Notification when Granting Use of CDD Property

Mr. Urbancic presented the draft letter to the HOA and summarized the request for notification. He stated someone representing the District would need to be designated to review applications. Ms. Czubkowski requested that contractors and sub-contractors add to their insurance coverage the CDD as an additional insured and also requested that the HOA require the same. It was the consensus of the Board that this item be added to the letter and the resolution that is being proposed. There was general discussion not to hold up the process and the Chair and Vice-Chair, or their designee, review applications. There was a consensus of the Board to send the letter after being review by Ms. Czubkowski and bring the resolution back to the Board for approval.

Supervisor Hogan arrived at approximately 10:12 a.m.

I. NEW BUSINESS

1. Update on Bank Erosion Repairs

Mr. Hirniak stated that the work had been completed and everything looked good.

2. Discussion on Golf Cart Storage

Mr. Hirniak advised that the storage space in the building behind the post office was no longer available. He noted that he was now parking by the maintenance building, where cameras are present, but the cart is also out in the elements. Ms. Cucinella asked if it was feasible to purchase a cover for it and Mr. Hirniak indicated he would look into one. It was consensus of the Board for Mr. Hirniak to purchase a cover for the golf cart. General discussion ensued regarding keeping an eye out for other golf cart storage locations.

3. Discussion on Project Audit for the Repair of Littoral Banks

Mr. Hirniak indicated that the contractor listed every address on their proposal. Mr. Doyle noted that he would like to see a line by line scope of repairs for each address. Mr. Hirniak advised that he would make the document available of what was submitted for payment.

4. Consider Limnophila Treatment Proposal

Mr. Hirniak stated that this was a reoccurring problem that has returned and requires treatment. He recommended approval of the proposal from Clarke in the amount of \$1,522.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Clifford and passed unanimously approving Clarke's Limnophila Treatment proposal in the amount of \$1,522, as presented.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

a. Discussion on Status of the Ownership of the Bridges within the HOA

Mr. Urbancic gave the background on the pedestrian bridge and, as was looked at in 2017, there is no mention of the bridges in the master engineer's report, financials or original requisitions. Furthermore, there is an email from the developer in 2017 stating that there was no intent to turnover bridges to the District. In addition, the HOA documents include bridges and therefore the intent to maintain the bridges and an access easement was given to the HOA for maintenance. Therefore, there is no intent in the historical records for any entity other than the HOA to maintain the bridges.

Mr. Doyle stated that the filing of deeds for common areas describe this area as belonging to the CDD. Mr. Urbancic stated that was because the access easement dedicated to the HOA is within the District boundaries. Mr. Doyle stated he agrees that HOA maintenance of the bridges is clear in the documents, but added that the public records show boundary lines of most CDD lakes include the bridges. Mr. Urbancic reiterated that the District has water management responsibilities under the bridges, so deeds should remain as such and the HOA has historically acknowledged that they own the bridges. Ms. Cucinella requested and it was consensus of the Board that this item be put to bed, as it has been brought up in the past and the answer is the same each time.

2. District Engineer Update

a. Summary of May Public Meeting

Mr. Cole passed around a report of the projects planned in the area that was a summary document of the May public meeting. He added that there would be minimal impact to Verona Walk.

Mr. Cole advised that he had met with Mr. Hirniak and the lake erosion repair contractor and advised that they were doing what they are supposed to do.

3. Field Inspector Update

Mr. Hirniak advised that the lake bank trimming that was supposed to be done through the HOA's contractor was only completed 5% before walking off the job. The contractor was supposed to do the trimming 2-3 times a year. Mr. Hirniak further advised that he had met with the manager of Clarke regarding a proposal to do this work on regular basis. Clarke submitted a proposal to do the 22 miles of lake banks for \$5,076 per occurrence. There was general discussion regarding the HOA's contractor not getting the job done and to be sure that if the CDD encumbers the expense that the HOA does not pay their contractor for future work.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Clifford approving a one time lake bank trimming by Clarke, being sure that the HOA does not pay the previously contractor for an October trimming. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Hogan dissenting.

Mr. Hirniak closed his update by noting that everything was looking good with fish and birdlife and he briefly went over the recent rainfall levels.

4. District Manager Update
a. Financials

Ms. Dailey went over the financials. There were no questions from the Board Members.

Ms. Dailey reminded the Board that the next meeting was scheduled for October 17, 2019, at which time the amended budget for fiscal year 2018/2019 would be considered.

K. BOARD MEMBER COMMENTS

Ms. Cucinella noted that she would submit the Clarke trimming agreement after checking that the HOA will not be paying for the same service.

Mr. Doyle distributed plats showing deeded areas. Ms. Cucinella stated that records may or may not be accurate, but the bottom line for any CDD responsibility is what the bond money was spent on in the formation of the CDD. Mr. Urbancic added that the plats do not show platted easements and only show the bottom land. Furthermore, if there are any conflicts in documents, past practice is followed.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:10 a.m. on a **motion** made by Mr. Clifford, seconded by Mr. Hogan and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Verona Walk 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 VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2018/2019 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 17th day of October, 2019.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Verona Walk Community Development District

**Amended Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2013)**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2018)**

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
O & M ASSESSMENTS	311,297	312,167	312,167
DEBT ASSESSMENTS - SERIES 2013	518,105	512,445	512,445
DEBT ASSESSMENTS - SERIES 2018	583,256	589,087	589,087
OTHER REVENUES	0	255	255
INTEREST INCOME	420	960	947
TOTAL REVENUES	\$ 1,413,078	\$ 1,414,914	\$ 1,414,901
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	38,000	38,000	33,917
VEHICLE - INSURANCE	1,000	563	563
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	100	0
VEHICLE - GAS & MAINTENANCE	4,160	500	299
LAKE SPRAYING (CLARK)	65,000	68,000	65,994
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	4,500	3,168
LAKE LITTORAL & LAKE BANK PLANTINGS	20,000	1,000	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	1,000	0
STORM PIPE & EROSION REPAIRS	50,000	50,000	44,760
DREDGING	3,640	100	0
MISCELLANEOUS MAINTENANCE (ENVIRONMENTAL SERVICES)	0	5,700	5,700
TOTAL MAINTENANCE EXPENDITURES	\$ 194,345	\$ 169,463	\$ 154,401
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	4,000	1,200	1,200
PAYROLL TAXES (EMPLOYER)	320	91	91
ENGINEERING	17,500	5,000	2,609
MANAGEMENT	44,424	44,424	44,424
SECRETARIAL	4,200	4,200	4,200
LEGAL	17,500	9,000	6,206
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	3,500	3,500	3,500
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650
INSURANCE	6,518	5,277	5,277
LEGAL ADVERTISING	2,000	1,500	931
MISCELLANEOUS/CONTINGENCY	2,500	1,500	754
POSTAGE	800	250	242
OFFICE SUPPLIES	1,200	500	465
DUES & SUBSCRIPTIONS	175	175	175
WEBSITE MANAGEMENT	1,500	1,500	1,500
TRUSTEE FEES - SERIES 2013	4,730	4,730	4,730
TRUSTEE FEES - SERIES 2018	4,100	3,709	3,709
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	1,000	1,000
CONTINUING DISCLOSURE FEE - SERIES 2018	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 128,267	\$ 98,856	\$ 92,313
TOTAL EXPENDITURES	\$ 322,612	\$ 268,319	\$ 246,714
REVENUES LESS EXPENDITURES	\$ 1,090,466	\$ 1,146,595	\$ 1,168,187
BOND PAYMENTS (SERIES 2006)	(479,247)	(486,830)	(486,830)
BOND PAYMENTS (SERIES 2013)	(539,512)	(548,049)	(548,049)
BALANCE	\$ 71,707	\$ 111,716	\$ 133,308
ADMINISTRATIVE COSTS	(48,737)	(27,210)	(27,210)
DISCOUNTS FOR EARLY PAYMENTS	(57,212)	(52,571)	(52,571)
EXCESS/ (SHORTFALL)	\$ (34,242)	\$ 31,935	\$ 53,527
CARRYOVER FROM PRIOR YEAR	34,242	34,242	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 66,177	\$ 53,527

FUND BALANCE AS OF 9/30/18	\$455,010
FY 2018/2019 ACTIVITY	\$31,935
FUND BALANCE AS OF 9/30/19	\$486,945

Notes
Carryover From Prior Year Of \$34,242 used to reduce Fiscal Year 2018/2019 Assessments
Carryover From Prior Year Of \$29,042 to be used to reduce Fiscal Year 2019/2020 Assessments

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2013)
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income	100	8,400	8,383
NAV Collection	479,247	486,830	486,830
Total Revenues	\$ 479,347	\$ 495,230	\$ 495,213
EXPENDITURES			
Principal Payments (2013A-1)	220,000	220,000	220,000
Principal Payments (2013A-2)	25,000	25,000	25,000
Interest Payments (2013A-1)	214,156	216,291	216,291
Interest Payments (2013A-2)	16,063	16,625	16,625
Bond Redemption	4,128	15,000	15,000
Total Expenditures	\$ 479,347	\$ 492,916	\$ 492,916
Excess/ (Shortfall)	\$ -	\$ 2,314	\$ 2,297

FUND BALANCE AS OF 9/30/18	\$382,193
FY 2018/2019 ACTIVITY	\$2,314
FUND BALANCE AS OF 9/30/19	\$384,507

Notes

Reserve (2013A-1) Fund Balance = \$221,875*. Reserve (2013A-2) Fund Balance = \$19,969*.
Revenue Fund Balance = \$137,839*.
Revenue & Interest Fund Balance To Be Used To Make 11/1/2019 2013A-1 Interest Payment Of \$104,666
and 2013A-2 Interest Payment Of \$7,750.
* Approximate Amounts

Series 2013A-1 Bond Refunding Information

Original Par Amount =	\$6,455,000	Annual Principal Payments Due =
Interest Rate =	1.1% - 4.375%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/19 =	\$5,075,000	

Series 2013A-2 Bond Refunding Information

Original Par Amount =	\$650,000	Annual Principal Payments Due =
Interest Rate =	4.5% - 5.0%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/19 =	\$320,000	

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018)
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income	100	960	950
NAV Assessment Collection	539,512	548,049	548,049
Bond Refunding Proceeds	0	0	0
Total Revenues	\$ 539,612	\$ 549,009	\$ 548,999
EXPENDITURES			
Principal Payments	297,000	297,000	297,000
Interest Payments	241,101	245,928	245,928
Bond Redemption	1,511	0	0
Total Expenditures	\$ 539,612	\$ 542,928	\$ 542,928
Excess/ (Shortfall)	\$ -	\$ 6,081	\$ 6,071

FUND BALANCE AS OF 9/30/18	\$238,581
FY 2018/2019 ACTIVITY	\$6,081
FUND BALANCE AS OF 9/30/19	\$244,662

Notes

Reserve Fund Balance = \$50,195*. Revenue Fund Balance = \$194,460*.

Revenue Fund Balance To Be Used To Make 11/1/2019 Interest Payment Of \$118,138.

* Approximate Amounts

Series 2018 Bond Refunding Information

Original Par Amount =	\$7,677,000	Annual Principal Payments Due:
Interest Rate =	3.25% - 5.375%	May 1st
Issue Date =	March 2018	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/19 =	\$7,270,000	

RESOLUTION NO. 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING POLICIES AND PROCEDURES FOR APPROVING ARCHITECTURAL CONTROL COMMITTEE APPLICATIONS FROM VERONA WALK HOMEOWNERS ASSOCIATION, INC. DIRECTLY IMPACTING DISTRICT PROPERTY; AUTHORIZING THE CHAIR OR THE VICE CHAIR (IN THE CHAIR'S ABSENCE) OR THE DESIGNEE OF EITHER TO REVIEW AND APPROVE ON BEHALF OF THE DISTRICT ARCHITECTURAL CONTROL COMMITTEE APPLICATIONS FROM VERONA WALK HOMEOWNERS ASSOCIATION, INC. DIRECTLY IMPACTING DISTRICT PROPERTY; PROVIDING FOR PRESENTATION OF APPROVED ARCHITECTURAL CONTROL COMMITTEE APPLICATIONS FROM VERONA WALK HOMEOWNERS ASSOCIATION, INC. DIRECTLY IMPACTING DISTRICT PROPERTY FOR INFORMATIONAL PURPOSES TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Verona Walk Community Development District (the "District") is organized for purposes that include ownership and operation of certain infrastructure within or benefiting the residential development known generally as Verona Walk; and

WHEREAS, Verona Walk Homeowners Association, Inc. (the "HOA") is the community association that is formed pursuant to Chapters 617 and 720, Florida Statutes that provides certain private community functions throughout Verona Walk including the review and approval of applications from property owners for exterior modifications to their properties. These applications (individually, an "Architectural Application" and collectively, "Architectural Applications") are handled through the HOA's Architectural Control Committee ("ACC"); and

WHEREAS, while the review of Architectural Applications is solely within the purview of the HOA and the HOA's administration of its governing documents, it is acknowledged that various Architectural Applications reviewed by the HOA from time to time relate to property located adjacent to, or in close proximity with, District property. And, as a result of work being done pursuant to approved Architectural Applications on such properties, the District has experienced adverse, unauthorized impacts to District property including, without limitation, owners and/or their contractors entering upon District property, staging on District property and/or modifying District property including lake banks or piping entering lakes; and

WHEREAS, in order safeguard the District's property, the HOA and District have established a process for the District to receive notice of, and review, those Architectural Applications that are deemed to directly impact or affect District property. Notwithstanding the same, it is acknowledged that the ACC has a limited time period for review of an Architectural Application once submitted under the HOA's governing documents; and

WHEREAS, it is not practical, expeditious or economical to arrange and hold meetings of the Board of Supervisors (the “Board”) each time an Architectural Application directly impacting or affecting District property is received; and

WHEREAS, the Board desires to approve policies and procedures for the review and approval (if applicable) of such Architectural Applications and their impacts on District property presented to the District by the HOA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein as if written into the body of this Resolution.

Section 2. Architectural Application Policies and Procedures. The Architectural Application Policies and Procedures attached hereto and made a part of this Resolution as Exhibit “A” are hereby approved for use by the District.

Section 3. Authorized Officer. The Chair or the Vice Chair (in the Chair’s absence) or the designee of either is hereby designated by the District and authorized by the District to carry out the policies and procedures set forth herein.

Section 4. Continuing Effect. The policies and procedures attached to this Resolution as Exhibit “A” shall stay in full force and effect until such time as the Board may amend or rescind said policies, procedures or agreement form(s), as applicable.

Section 5. Subsequent Presentation to the Board. A copy of any approved Architectural Application impacting District Property and any corresponding documents required pursuant to this Resolution shall be made available to the Board for informational purposes only at its next regularly scheduled meeting following approval; provided, however, that any failure to present said application shall not affect the validity or implementation of this Resolution.

Section 6. Severability. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

Section 7. Conflicts. All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This Resolution shall take effect immediately upon adoption.

{Remainder of page intentionally left blank. Signatures appear on next page.}

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Verona Walk Community Development District this 17th day of October, 2019.

Attest:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Kathleen Dailey, Secretary

Diann Cucinella, Chair

Exhibit “A”
Architectural Application Policies and Procedure

A. Generally

1. An “Architectural Application” shall mean any architectural application received from Verona Walk Homeowners Association, Inc. (the “HOA”) (or through its Architectural Control Committee) for review that may directly impact or affect District property.

2. The District Manager shall develop and establish a form to facilitate the intake of requests from the HOA for review of Architectural Applications. Architectural Applications will be reviewed by the Chair or the Vice Chair (in the Chair’s absence) or the designee of either (“the “Authorized Officer”) to determine whether District property is proposed to be directly affected or impacted and the manner of any such affect or impact.

3. To the extent the Architectural Application is determined by the Authorized Officer not to directly impact or affect District property, then no action by the District will be required.

4. To the extent the Architectural Application is determined by the Authorized Officer to directly impact or affect District property, the District reserves the right to withhold or condition its approval for any such impact in the Architectural Application based on such considerations as safety, scheduling considerations, permit compliance, compliance with rules or policies of the District, the proposed type of impact or expected duration, potential for damage or adverse impacts or as otherwise may be in the best interests of the District.

B. Insurance and Other Requirements.

1. The District reserves the right through the Authorized Officer to require the Architectural Application applicant to supply insurance, security, indemnity and such other requirements or assurances as may necessary for the protection of the public health, safety and welfare and District property on an case-by-case basis.

2. Insurance for Architectural Applications that involve any use or entry on District property shall be provided by the applicant (at the applicant’s sole cost and expense) at the discretion of the Authorized Officer reviewing the Architectural Application based upon the nature and extent of the activity to occur on the District’s property. Except as otherwise designated or modified by the Authorized Officer, the applicant shall, at its sole expense, obtain and maintain comprehensive bodily, personal injury, property damage and liability insurance on a per-occurrence basis with a minimum limits for liability in an amount of One Million Dollars (\$1,000,000) per Incident and Two Million Dollars (\$2,000,000) Aggregate, which shall include a loss payable clause in favor of the District, naming the District as an Additional Insured under the policy, and shall provide the District evidence of such insurance prior to the Architectural Application. Such insurance shall be cancelable only upon forty-five (45) days prior written notice

to the District. Evidence of automobile and/or worker's compensation insurance may also be required in circumstances deemed appropriate by the Authorized Officer.

3. A deposit (or other form surety protection) in an amount determined by the Authorized Officer based upon the type of use or impact on the District property and other such factors deemed relevant by the Authorized Officer may be required for the District's approval. When applicable, to receive a full refund of the deposit the District property must be free from garbage, litter and debris, there must be no damage to the District's facilities or other District property, and any approved installations impacting District property must have been completed in accordance with District policies and procedures. Failure to comply with the policies and procedures of the District may result in the forfeiture of all or a portion of the deposit. After full completion of the applicable project, the District shall have the right, in its sole discretion, to apply the deposit to pay for the cost of cleaning, repair, restoration or any other applicable corrective action. The District Manager shall determine the amount of the deposit to return, if any. If the cost of any cleaning, repair, restoration or other applicable corrective action exceeds the amount of the deposit, the applicant that submitted the Architectural Application will be liable for any such further expenses incurred by the District and said funds shall be paid to the District upon demand.

4. Indemnification. Each Architectural Application applicant and its contractor, if applicable, proposing to use District property in any manner will be required to indemnify and hold harmless the District and its supervisors, officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District's property or facilities, including litigation or any appellate proceedings with respect thereto. Each applicant and its contractor, if applicable, shall be required to sign an agreement in a form provided by the District providing for such release and indemnification of the District. Nothing therein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

October 3, 2019

VIA EMAIL ONLY (moneyholland@aol.com)

VeronaWalk Homeowners Association, Inc.
Attn: Anne McCauley, President
8090 Sorrento Lane, Suite 1
Naples, FL 34114

**Re: Verona Walk Community Development District / VeronaWalk Homeowners Association, Inc.
Architectural Review Process & Contractual Services**

Ladies and Gentlemen:

My law firm represents Verona Walk Community Development District ("District"). The Board of Supervisors of the District ("Board") asked that I reach out to VeronaWalk Homeowners Association, Inc. (the "HOA") to initiate a discussion regarding the following topics: (i) the HOA's architectural control process and the impact that some projects approved by the HOA's Architectural Control Committee ("ACC") are having on District property and (ii) HOA projects and contracted services accessing District property. Initially, at the recent meetings of the District's Board, it was observed that while perhaps not intended, certain owners and/or their contractors when performing exterior modifications to their homes such as pools or drainage are entering upon District property, staging on District property and/or impacting District property. This has become a source of potential liability for the District and the VeronaWalk community and has resulted in certain damages or unapproved modifications to District property. This can also become a matter of permit compliance with South Florida Water Management District. Of greatest concern to the Board, however, is the potential for injury that can arise from contractors affecting or modifying the lakes or lake banks. Injury could be to contractors, themselves, residents and/or other HOA or District contractors working in the area.

The Board was hopeful that the HOA, in collaboration with the District, could devise procedures to mitigate potential liability risks while simultaneously protecting District property. The Board's intent is not to slow down the ACC process, but only to establish adequate safeguards. The Board believes that this endeavor is in the best interest of the District, the HOA and the VeronaWalk community and is hopeful that the HOA will agree. The Board is open to discussing appropriate means to accomplish this goal. At a minimum, as part of an ACC application, to the extent there would be any person entering upon or impacting the District's property, the District would like to receive notification and the opportunity to review and approve the same at the time of application. Approval of the District may be conditioned upon items such as the following: (i) confirmation and acknowledgment of the extent of the permitted impact; (ii) proof of adequate insurance (with the District being an additional insured); (iii) waiver or hold harmless of the District; and/or (iv) some form of surety or assurance of restoration, if applicable.

In addition, the Board would also like to discuss the subject matter of HOA projects and contracted services that may result in HOA contractors incidentally (or otherwise) accessing District property. We think it would be important to identify the situations where this is occurring, or might occur, in connection with a project or service. While these situation can be reviewed by the District and HOA on a project-by-project basis, the Board would request that the HOA, at a minimum, add the District as an additional insured on its general liability insurance policy and require that all contractors add the District as an additional insured on their applicable insurance policies. We think this step is advisable for the best interest of the community.

Please kindly review and let us know if you would like to set up a meeting of our respective representatives to discuss the matter. In the meantime, please contact District Manager Kathleen Dailey or me with any questions or concerns.

The District thanks you in advance for your consideration of these important matters.

Sincerely,

A handwritten signature in blue ink, appearing to read 'GLU', with a long horizontal flourish extending to the right.

Gregory L. Urbancic
For the Firm

GLU:maj

cc: Board of Supervisors, Verona Walk Community Development District
Kathleen Dailey, District Manager (via email only)
Jeff Wilson, KW Property Management & Consulting, HOA Manager (via email only)
jwilson@kwpmc.com)

Verona Walk
Community Development District

**Financial Report For
September 2019**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2019**

	Annual Budget 10/1/18 - 9/30/19	Actual Sep-19	Year To Date Actual 10/1/18 - 9/30/19
REVENUES			
O & M ASSESSMENTS	311,297	0	312,167
DEBT ASSESSMENTS - SERIES 2013	518,105	0	512,445
DEBT ASSESSMENTS - SERIES 2018	582,926	0	589,087
OTHER REVENUES	0	0	255
INTEREST INCOME	420	0	947
TOTAL REVENUES	\$ 1,412,748	\$ -	\$ 1,414,901
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	38,000	0	33,917
VEHICLE - INSURANCE	1,000	0	563
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	4,160	0	299
LAKE SPRAYING (CLARK)	65,000	6,872	65,994
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	3,168
LAKE LITTORAL & LAKE BANK PLANTINGS	20,000	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	50,000	0	44,760
DREDGING	3,640	0	0
MISCELLANEOUS MAINTENANCE (ENVIRONMENTAL SERVICES)	0	0	5,700
TOTAL MAINTENANCE EXPENDITURES	\$ 194,345	\$ 6,872	\$ 154,401
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	4,000	200	1,200
PAYROLL TAXES (EMPLOYER)	320	15	91
ENGINEERING	17,500	0	2,609
MANAGEMENT	44,424	3,702	44,424
SECRETARIAL	4,200	350	4,200
LEGAL	17,500	0	6,206
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	3,500	0	3,500
ARBITRAGE REBATE FEE - SERIES 2013	650	0	650
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650
INSURANCE	6,518	0	5,277
LEGAL ADVERTISING	2,000	0	931
MISCELLANEOUS/CONTINGENCY	2,500	51	754
POSTAGE	800	13	242
OFFICE SUPPLIES	1,200	3	465
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,500	125	1,500
TRUSTEE FEES - SERIES 2013	4,730	0	4,730
TRUSTEE FEES - SERIES 2018	4,100	0	3,709
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	1,000
CONTINUING DISCLOSURE FEE - SERIES 2018	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 128,267	\$ 15,109	\$ 92,313
TOTAL EXPENDITURES	\$ 322,612	\$ 21,981	\$ 246,714
REVENUES LESS EXPENDITURES	\$ 1,090,136	\$ (21,981)	\$ 1,168,187
BOND PAYMENTS (SERIES 2013)	(479,247)	0	(486,830)
BOND PAYMENTS (SERIES 2018)	(539,207)	0	(548,049)
BALANCE	\$ 71,682	\$ (21,981)	\$ 133,308
ADMINISTRATIVE COSTS	(48,725)	0	(27,210)
DISCOUNTS FOR EARLY PAYMENTS	(57,199)	0	(52,571)
EXCESS/ (SHORTFALL)	\$ (34,242)	\$ (21,981)	\$ 53,527
CARRYOVER FROM PRIOR YEAR	34,242	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (21,981)	\$ 53,527

Bank Balance As Of 8/31/19	\$ 539,866.43
Funds Received: 9/1/19 - 9/30/19	\$ -
Disbursements: 9/1/19 - 9/30/19	\$ 13,086.82
Bank Balance As Of 9/30/19	\$ 526,779.61
Accounts Payable As Of 9/30/19	\$ 18,242.70
Accounts Receivable As Of 9/30/19	\$ -
Available Funds As Of 9/30/19	\$ 508,536.91

Verona Walk Community Development District
Budget vs. Actual
October 2018 through September 2019

	Oct '18 - Sep 19	18-19 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessment Income	312,166.93	311,297.00	869.93	100.28%
363.812 · Debt Assessments (Series 2013)	512,444.90	518,105.00	-5,660.10	98.91%
363.813 · Deb Assessments (Series 2018)	589,086.75	582,926.00	6,160.75	101.06%
363.822 · Debt Assessmnt-Pd To Trustee-13	-486,830.28	-479,247.00	-7,583.28	101.58%
363.823 · Debt Assessmnt-Pd To Trustee-18	-548,049.00	-539,207.00	-8,842.00	101.64%
363.830 · Assessment Fees	-27,209.52	-48,725.00	21,515.48	55.84%
363.831 · Discounts For Early Payments	-52,570.72	-57,199.00	4,628.28	91.91%
369.399 · Carryover From Prior Year	0.00	34,242.00	-34,242.00	0.0%
369.400 · Other Income	254.82	0.00	254.82	100.0%
369.401 · Interest Income	946.75	420.00	526.75	225.42%
Total Income	300,240.63	322,612.00	-22,371.37	93.07%
Expense				
511.122 · Payroll Tax Expense	91.80	320.00	-228.20	28.69%
511.131 · Supervisor Fees	1,200.00	4,000.00	-2,800.00	30.0%
511.306 · Dredging	0.00	3,640.00	-3,640.00	0.0%
511.308 · Maintenance	5,700.00	0.00	5,700.00	100.0%
511.310 · Engineering	2,609.56	17,500.00	-14,890.44	14.91%
511.311 · Management Fees	44,424.00	44,424.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	6,205.50	17,500.00	-11,294.50	35.46%
511.318 · Assessment/Tax Roll	10,000.00	10,000.00	0.00	100.0%
511.320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
511.450 · Insurance	5,277.00	6,518.00	-1,241.00	80.96%
511.480 · Legal Advertisements	931.00	2,000.00	-1,069.00	46.55%
511.512 · Miscellaneous	753.70	2,500.00	-1,746.30	30.15%
511.513 · Postage and Delivery	241.90	800.00	-558.10	30.24%
511.514 · Office Supplies	465.00	1,200.00	-735.00	38.75%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,500.00	1,500.00	0.00	100.0%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
512.738 · Continuing Disclosure Fee 06-18	0.00	1,000.00	-1,000.00	0.0%
513.330 · Arbitrage Rebate Fee-Series 13	650.00	650.00	0.00	100.0%
513.733 · Trustee Fees - Series 2013	4,730.00	4,730.00	0.00	100.0%
514.101 · Field Inspector	33,916.63	38,000.00	-4,083.37	89.25%
514.103 · Vehicle Insurance	562.29	1,000.00	-437.71	56.23%
514.104 · Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 · Vehicle Gas and Maintenance	299.56	4,160.00	-3,860.44	7.2%
514.106 · Lake Spraying (Clark)	65,994.00	65,000.00	994.00	101.53%
514.107 · Lake H2O Quality Tests-Benchmrk	3,168.00	6,000.00	-2,832.00	52.8%
514.108 · Lake Littoral & Lake Bank Plant	0.00	20,000.00	-20,000.00	0.0%
514.109 · Outfall Pipe & Structure Insp &	0.00	5,000.00	-5,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	44,760.38	50,000.00	-5,239.62	89.52%
514.330 · Arbitrage Rebate Fee (2018)	650.00	650.00	0.00	100.0%
514.733 · Trustee Fees (2018)	3,708.75	4,100.00	-391.25	90.46%
Total Expense	246,714.07	322,612.00	-75,897.93	76.47%
Net Income	53,526.56	0.00	53,526.56	100.0%

Verona Walk Community Development District
Balance Sheet
As of September 30, 2019

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Operating Bank Account	526,779.61	0.00	0.00	0.00	0.00	526,779.61
Total Current Assets	526,779.61	0.00	0.00	0.00	0.00	526,779.61
Fixed Assets						
Storm Water Management	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Accumulated Depreciation - Stormwater Mgt	0.00	0.00	0.00	-6,811,662.00	0.00	-6,811,662.00
Total Fixed Assets	0.00	0.00	0.00	8,669,378.00	0.00	8,669,378.00
Other Assets						
A/R Assessment Income	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Construction	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest Acct	0.00	0.00	7.07	0.00	0.00	7.07
Investments - Reserve Acct	0.00	241,843.75	50,195.28	0.00	0.00	292,039.03
Investments - Revenue Acct	0.00	137,839.46	194,460.12	0.00	0.00	332,299.58
Investments - Prepayment Acct	0.00	1,806.27	0.00	0.00	0.00	1,806.27
Investments - Excess Revenue	0.00	3,018.88	0.00	0.00	0.00	3,018.88
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	384,508.36	384,508.36
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	244,662.47	244,662.47
5155000 - Amount To Be Provided	0.00	0.00	0.00	0.00	12,035,829.17	12,035,829.17
Total Other Assets	0.00	384,508.36	244,662.47	0.00	12,665,000.00	13,294,170.83
TOTAL ASSETS	526,779.61	384,508.36	244,662.47	8,669,378.00	12,665,000.00	22,490,328.44
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	18,242.70	0.00	0.00	0.00	0.00	18,242.70
Total Current Liabilities	18,242.70	0.00	0.00	0.00	0.00	18,242.70
Long Term Liabilities						
Special Assessment Debt (2006)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	5,075,000.00	5,075,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	320,000.00	320,000.00
Special Assessment Debt-2018	0.00	0.00	0.00	0.00	7,270,000.00	7,270,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	12,665,000.00	12,665,000.00
Total Liabilities	18,242.70	0.00	0.00	0.00	12,665,000.00	12,683,242.70
Equity						
Retained Earnings	455,010.35	382,193.16	238,580.61	-6,192,420.00	0.00	-5,116,635.88
Current Year Depreciation	0.00	0.00	0.00	-619,242.00	0.00	-619,242.00
Net Income	53,526.56	2,315.20	6,081.86	0.00	0.00	61,923.62
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	508,536.91	384,508.36	244,662.47	8,669,378.00	0.00	9,807,085.74
TOTAL LIABILITIES & EQUITY	526,779.61	384,508.36	244,662.47	8,669,378.00	12,665,000.00	22,490,328.44