



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
FEBRUARY 20, 2020
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
February 20, 2020
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. January 16, 2020 Regular Board Meeting.....Page 2
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2020-01 – Establishing Policies and Procedures for ACC Process.....Page 6
 - 2. Consider Resolution No. 2020-02 – Encouraging HOA to Adopt Rules & Enforcement Procedures Regarding Recreational Boating.....Page 21
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update
 - 4. District Manager Update
 - a. Financials.....Page 23
- 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

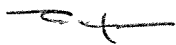
Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

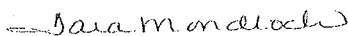
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as Legal Clerk of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached 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
JANUARY 16, 2020**

A. CALL TO ORDER

The January 16, 2020, 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 7, 2019, as part of the District's Fiscal Year 2019/2020 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 until 10:10am
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 District residents: Tom and Carl Lonergan and Joe Cucinella.

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. October 17, 2019, Regular Board Meeting

The October 17, 2019, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Clifford and passed unanimously approving the minutes of the October 17, 2019, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update Regarding Vendors (CDD and/or HOA) Use of District Property

Mr. Urbancic advised that he had a discussion with the attorney for the HOA and they were supposed to come back with comments, but have not done so as of yet. Ms. Czubkowski read the minutes from the November 12, 2019, meeting of the HOA, which included amending the ACC application, working on appropriate verbiage and requiring proof of insurance. She furthered that they motioned to work with the CDD and these goals. There was general discussion on retaining the deposit on these projects until the CDD confirms that the area is stabilized.

Supervisor Jack Hogan arrived at 10:10 a.m.

Mr. Urbancic stated that he did not know if the ACC had the ability to withhold deposits. Ms. Czubkowski went over the guidelines regarding inspections, including sufficient rain to see if banks were stabilized. Mr. Urbancic stated this was a good start and the consensus of the Board was to consider the resolution at next month's meeting.

2. Discussion Regarding Working Relationship with the Landscape and Irrigation Committee

Mr. Hogan advised that he had attended the meeting where the Chair of the HOA Landscape Committee gave a good talk and backed up the CDD study. He noted that it was a good meeting and believes there is a good working relationship.

I. NEW BUSINESS

1. Consider Resolution No. 2020-01 – Establishing Policies and Procedures for ACC Process

This item was tabled, as indicated above.

2. Discussion Regarding Language to be Used for Installation of Drainpipes into the Ponds (Liability/Length for Stabilization/Insurance)

This item was discussed earlier.

3. Discussion Regarding Recreational Use of Lakes

Mrs. Cucinella stated that kids were canoeing and kayaking in the lakes and she cannot find any verbiage prohibiting such, even though there are alligators in the lakes. Mr. Urbancic stated it was

easier for the HOA to accomplish this in their rules and to enforce such a rule since the CDD does not have enforcement ability. Mr. Hogan stated this was discussed in the past and it was decided that no motorized vehicles were to be on the lakes. Ms. Dailey suggested that the Board pass a resolution and encourage the HOA to adopt and include enforcement procedures. Mr. Hogan opined that if the rules were going to be changed that the Board should look at what was approved previously. There was a consensus of the Board for Mr. Urbancic to develop a resolution and for Ms. Dailey to bring back the previous minutes regarding non-motorized vehicles.

4. Presentation on Lake Bank Planting for Consideration – Mr. & Mrs. Lonergan

The Lonergans presented their plan to plant native flowering plants on the lake bank, which are approved by the University of Florida. Mrs. Cucinella asked how they will live without rain and Mr. Lonergan stated they may go dormant, but similar to resident Mr. Monti who did the same thing, he wants to try it at his expense. He stated he would remove, also at his expense, if needed. Ms. Czubkowski asked that the owners be aware of issues, as it could look unsightly and unruly at times and may disturb the land to plant these plants. Mr. Doyle indicated that the residents can firmly compact dirt to stabilize the plants until they take hold. Mr. Hogan summarized that aesthetics vary by season and as long as the Lonergans are willing to maintain the plants, he has no problem with the request.

A **motion** was made by Mr. Doyle, seconded by Mr. Clifford and passed unanimously approving the request for the two species of plants specified in the State list and for the Lonergans to take responsibility for restoring the bank if erosion occurs.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic stated that the legislative session was kicking off and he will keep the Board informed on any issues that could impact the District.

2. District Engineer Update

There was no District Engineer update at this time.

3. Field Inspector Update

Mr. Hirniak stated the lake elevation was 1 foot higher than last year. He pointed out that the spike rush can be overwhelming and the contractor is treating.

Mr. Hirniak brought up the golf cart and asked for permission to look into replacing it with a more industrial unit, as the current one is getting beat up since it is stored outside. Ms. Dailey stated it would need to be considered with the next budget.

4. District Manager Update

a. Financials

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

Ms. Dailey advised that the next meeting was scheduled for February 20, 2020.

K. BOARD MEMBER COMMENTS

There were no Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:50 a.m. on a **motion** made by Mr. Clifford, seconded by Ms. Czubkowski and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2020-01

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 20th day of February, 2020.

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.

VeronaWalk Homeowners Association and VeronaWalk Community Development District Procedures and Guidelines for Sediment Control, Water Diversion and Infrastructure Restoration

In addition to the ACC submittal requirements [for projects falling under these Procedures and Guidelines](#), the CDD requires the following:

1. A copy of the application be provided to the CDD Field Inspector [for review and approval](#).
2. A copy of the Contractor's License and [general](#) liability insurance naming Verona Walk Community Development District as additional insured [and otherwise meeting the District's insurance requirements](#).
3. The [surety](#) deposit [made by the owner](#) will be retained [by the Association](#) until the CDD Field Inspector determines that the the bank is stabilized. (See [Section 6. Land and Bank Restoration. 6.7 Debris Deposit](#))

Table of Contents

1. **Sediment Control**
 - 1.1 Silt Fence
 - 1.2 Storm Water Inlet Barriers
 - 1.3 Guideline Violations
2. **Private Property Lot Line, Boundary Infringements, Common Area, Retention Ponds, and Adjoining Properties**
3. **Water Diversion (General), Roof Runoff, Overflow from Pool, and Runoff from Pool Deck Area**
4. **Water Diversion – Inlet Drainage Pipe**
 - 4.1 Inlet to Drainage Pipe
5. **Water Diversion – Outflow of Drainage Pipe**
 - 5.1 Bubbler System
 - 5.2 Direct Drainage into Retention Ponds
6. **Restoration**
7. **Infrastructure**
8. **Violation Notice**

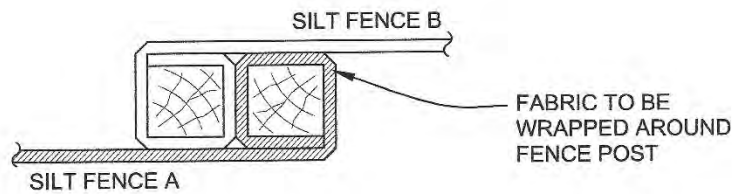
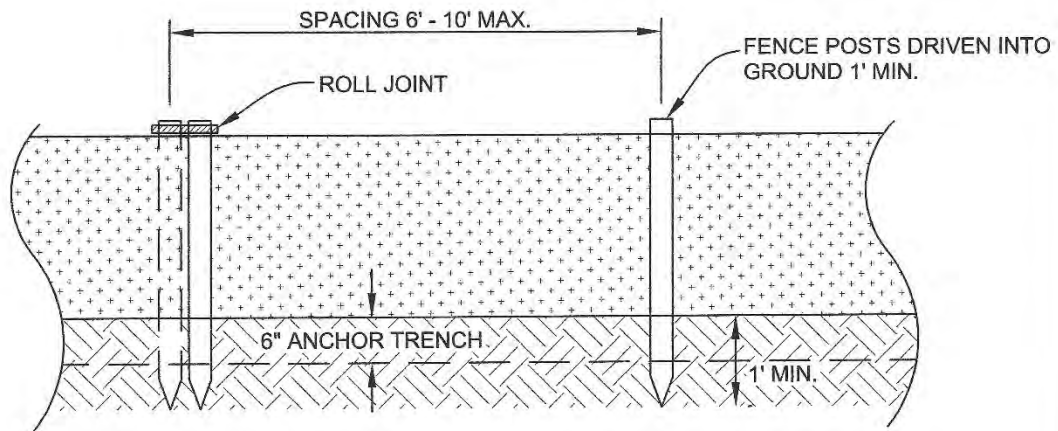
1. Sediment Control

1.1 Silt Fence (Fig. 1.1)

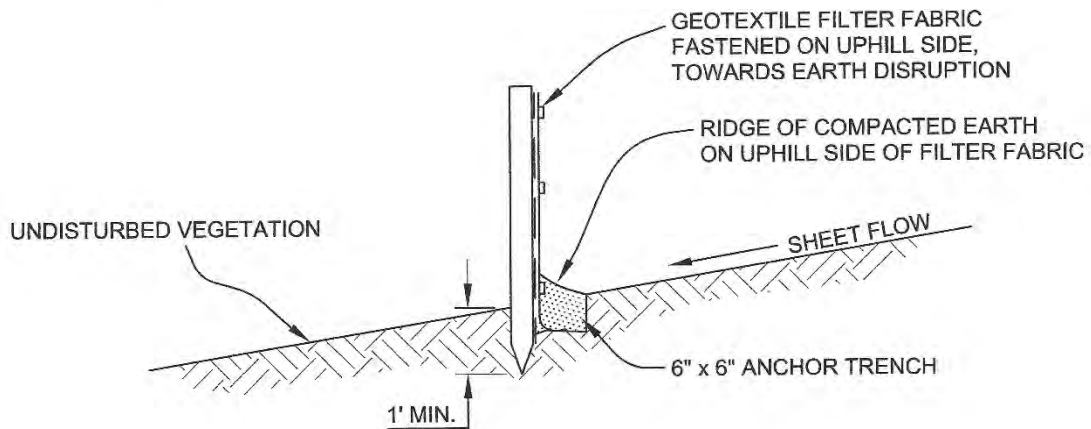
Silt fencing must be installed around all excavated loose materials (dirt) and un-stabilized areas (lawn disruption) to prevent soil migration and sediment from entering the retention ponds and surrounding stabilized areas.

- 1.1.1 Install before land is disturbed
- 1.1.2 Install on down slope side parallel to contour of land
- 1.1.3 Stake post to be placed on downhill side of silt fence
- 1.1.4 Extend ends up slope enough to allow water to the retention ponds behind fence
- 1.1.5 Turn ends of fence uphill
- 1.1.6 Leave no gaps
- 1.1.7 Inspect and repair once a week and after every ½ inch of rain
- 1.1.8 **Maintain until a lawn is established**

SILT FENCE



ROLL JOINTS



Typical Installation of a Slit Fence Fig. 1.1

1.2 Storm Water Inlet Barriers (Sediment Control)

- 1.2.1 Sediment barriers must be placed on all storm water gutter inlets leading to the retention ponds.
- 1.2.2 Inspect and repair once a week and after every ½ inch of rain
- 1.2.3 Remove only after project is finished

1.3 Guideline Violations (VeronaWalk Homeowners Association)

- 1.3.1 Improper Installation or lack of installation of silt fence and inlet barriers
- 1.3.2 Failure- to adhereing to inspection/maintenance schedule
- 1.3.3 Failure to repair silt fence or barriers after damage or ½ inch of rain
- 1.3.4 Premature removal

2. Private Property Lot Line, Boundary Infringements, Common Area, Retention Ponds, and Adjoining Properties

- 2.1 All excavated soil and materials must be contained within the private property lot line boundaries.
- 2.2 Any boundary infringement on common area must be approved have the in writing by the written permission of the Homeowners' Association/Architectural Control Committee before the project commences and any boundary infringement on property owned by CDD or easements held by the CDD must be approved in writing by the CDD through the CDD's Field Inspector before the project commences.
- 2.3 In addition, any boundary infringement on adjoining properties must contain written permission from affected property owners.
- 2.4 Loose material must be contained by using erosion control requirement as previously defined.
- 2.5 All affected areas must be restored to their original condition.

3. Water Diversion (General), Roof Runoff, Overflow from Pool, and Runoff from Pool Deck Area

The VeronaWalk recorded documents 16.5 ---- “no Person may alter the natural drainage on any Unit so as to materially increase the storm water into adjacent portions of VeronaWalk without the consent of the Owner of the affected property.”

- 3.1 The preferred method of storm water drainage is by the natural contoured landscape provided in VeronaWalk.
- 3.2 Water diversion should not adversely impinge on neighboring property, Common Areas, and the Retention Ponds.

- 3.3 All drainage systems must have HOA/ACC approval. The application must include details of the system and show lot line boundaries.
- 3.4 After application submittal, inspection and approval by the HOA/ACC and CDD Field Inspector is necessary before work is [approved and commenced](#).

4. Water Diversion – Inlet to Drainage Pipe

All types of water diversion systems; stand alone or in conjunction with a pool or extended screen enclosure; require HOA/ACC approval. The systems require HOA/ACC and CDD Field Inspector inspection for compliance with HOA regulations and standards.

4.1 Inlet to Drainage Pipe

- 4.1.1 Directed water flow from the house gutter downspouts and pool area can be to a drainage pipe, terminated to a Grass Discharge System “Bubble Drain” or directly into a Retention Pond.
- 4.1.2 The water may be directly connected to the drainpipe or through a grated junction inlet box. (Fig 4.2)



Direct Connection



Inlet Box with a Grate

Fig 4.2 Drainage Pipe Connection

5. Water Diversion - Outflow of Drainage Pipe

There is typically 20 feet of [upland open area](#) ~~Common Areas~~ between the homeowners' property line and the Retention Ponds to allow for [pond and pond](#)

[bank](#) maintenance. This area is for absorption of water from lawn areas and to minimize sediment into the ponds. [All owners should avoid any diversion of water that may result in washouts in this area.](#)

5.1 Grass Discharge System or “Bubble System” Fig. 5.1

- 5.1.1 It is preferred that the system is terminated within the private property lot lines.
- 5.1.2 A minimum of 10 foot radius of flat lawn area is required for water runoff at the Bubble System termination.
- 5.1.3 No Bubbler System is allowed on the banks of a Retention Pond or within 10 feet of a slope grade change to the Retention Pond.
- 5.1.4 The HOA/ACC application must show the exact system layout including property lines.
- 5.1.5 Any extension beyond the [owner's](#) property lines would be considered [and approved by the Association and the CDD, as applicable, only in the case of a hardship not caused by the applicant.](#) Applicant is required to provide explanation of hardship.
- 5.1.6 A Grate or Pop up drain valve termination is to be used when installing a Bubbler System. (Fig. 5.1.6)



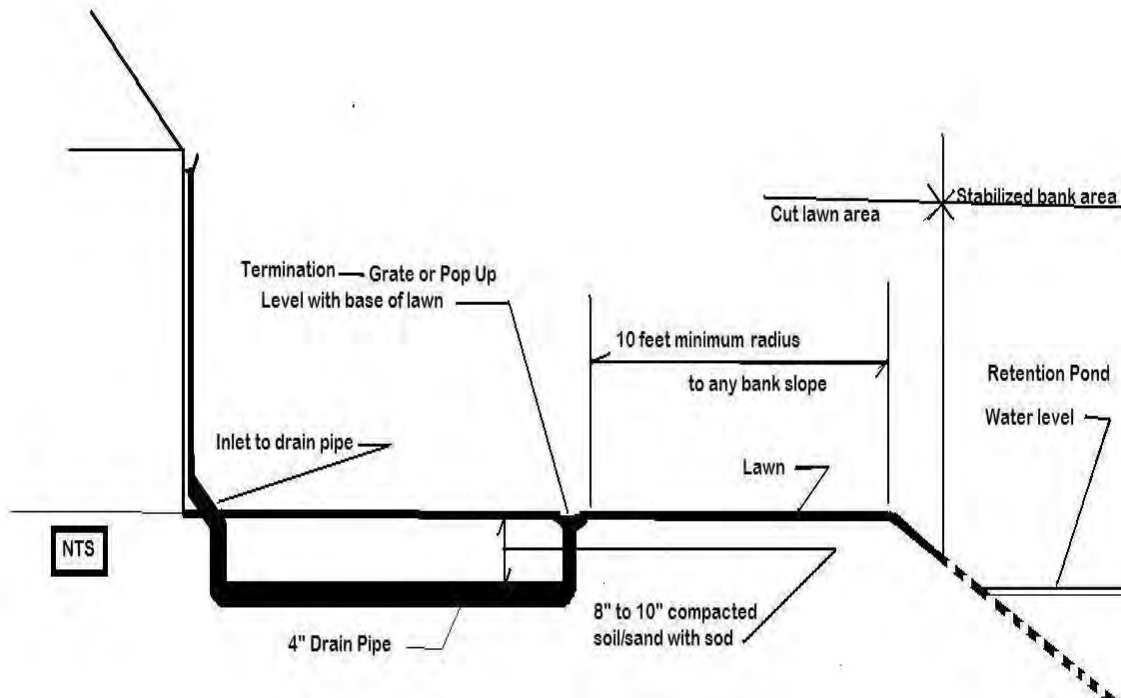
Grate Termination



Pop Up Drain Valve Termination

“Bubble System” End Termination Fig. 5.1.6

- 5.1.7 The termination must be level with the lawn to prevent damage when mowing
- 5.1.8 The drainage pipe and termination must be covered by 8 to 10 inches of compacted soil and sod, at the level of the surrounding landscape. This must be done as soon as possible to prevent erosion.

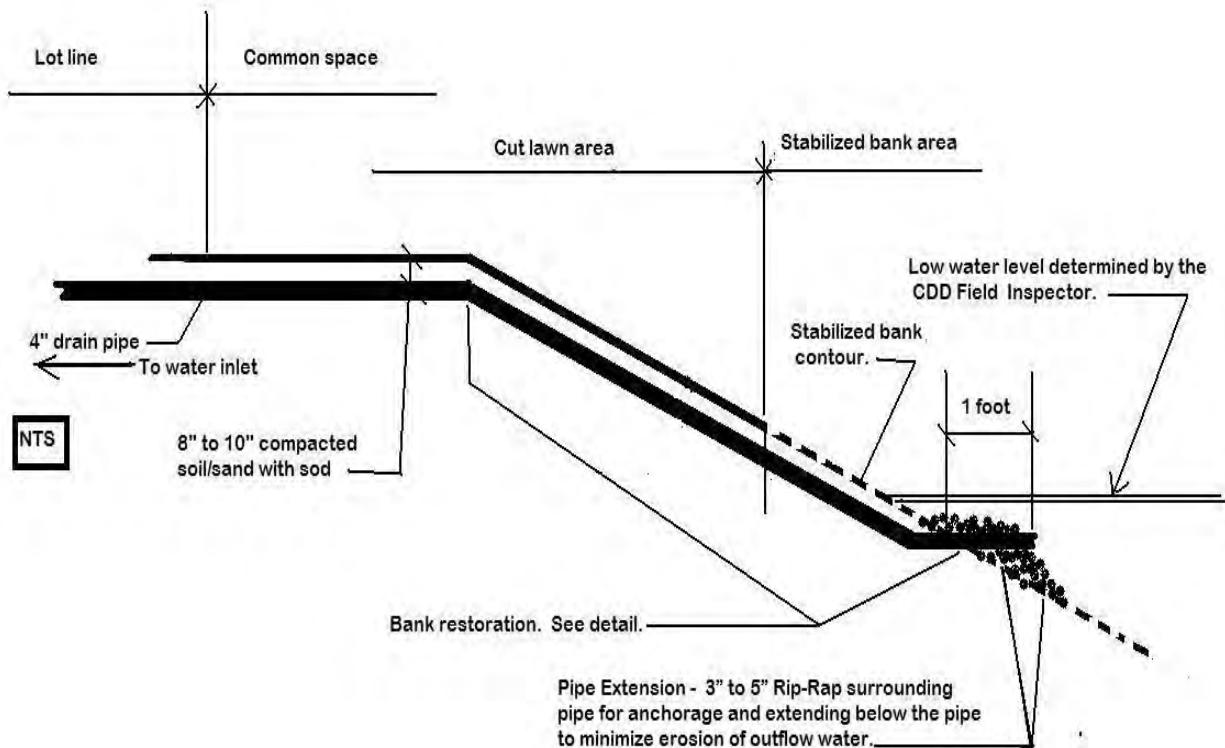


Grass Discharge System or Bubble System Fig. 5.1

5.2 Direct Drainage into Retention Ponds Fig. 5.2

- 5.2.1 Drainage pipes extending in to the ponds must be below the low water level for esthetic reasons and to reduce bank erosion during heavy outflow. After the HOA/ACC Application is approved, the CDD Field Inspector will determine the low water level, at which time, the pipe can be extended into the pond. The exact level/depth at which the pipe can be extended will be governed by specific site/location condition which will be approved by the CDD Field Inspector.

- 5.2.2 The pipe extension into the pond must be surrounded by 3 to 5 inches of Rip Rap to stabilize the pipe and minimize erosion at low water level or outflow.

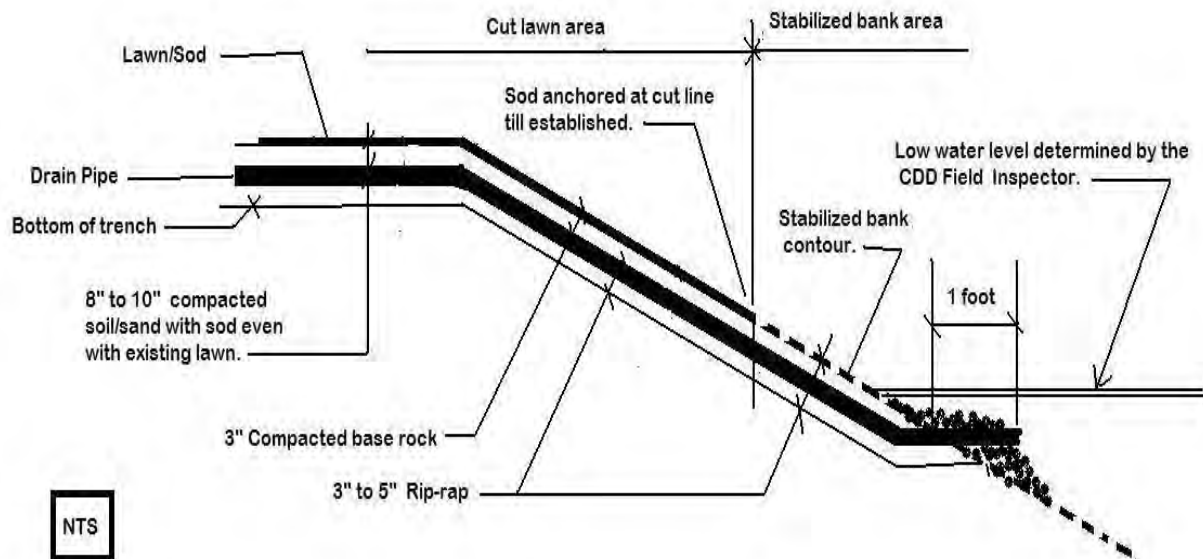


TYPICAL POND DRAIN PIPE INSTALLATION Fig. 5.2

6. Land and Bank Restoration

- 6.1 The land must be restored to its original contour and conditions prior to installation.
- 6.2 Any disturbance to the Retention Pond bank must be properly restored, as soon as possible, to prevent erosion.
- 6.3 If the disturbance is in the lawn area, the excavated material can be used as fill if it is suitable for sod planting and growth.

- 6.4 Excavated material may be used on the Pond slope, if suitable for sod planting and growth. Bare stabilized banks can use the excavated material as long as it is compactable and minimizes erosion
- 6.5 Fig. 6.5 shows materials, if excavated materials are not suitable.
- 6.7 The application fee **debris surety deposit** will not be returned to the owner until the HOA/ACC and CDD Field Inspector approved the drainage system and restoration. Because the integrity of the pond bank can only be reviewed after a sufficient rain event(s).
The CDD Field Inspector will approve the release only after there have been sufficient rains in the CDD's discretion to determine whether if the bank is stable.



Typical Land Restoration Fig. 6.5

7. VeronaWalk Infrastructure Damage

The infrastructure belongs to VeronaWalk per the HOA Documents and the repair cost can be billed to the homeowner.

- 7.1 The homeowner is responsible for any infrastructure damage to roads, sidewalks, cable, phone electrical service, sprinklers, trees, shrubs, grass, and the like on land designated as Common Area or adjacent property during work performed on any site.
- 7.2 It is recommended that a damage clause be noted in the contract, for work to be done by a contractor, reimbursing the property owner for any infrastructure damage and repairs.

- 7.3 Any infrastructure damage should be noted by a HOA Representative, CDD Field Inspector or adjacent property owner and should be immediately reported to the HOA office.
- 7.4 The HOA/ACC approved application will be held open and fee withheld until all damage is repaired or total repair cost assessed to the property owner is paid.

8. Violation Notice

Violations to the guidelines, as determined by an HOA Representative or the CDD Field Inspector, must be rectified the next working day or within 24 hours of notification or work will be stopped until the violation is corrected.

RESOLUTION NO. 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ENCOURAGING VERONA WALK HOMEOWNERS ASSOCIATION, INC. TO ADOPT RULES AND ENFORCEMENT PROCEDURES TO PROHIBIT RECREATIONAL BOATING WITHIN THE BOUNDARIES OF VERONA WALK; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Verona Walk Community Development District (the “**District**”) is a community development district that was 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 a community association formed pursuant to Chapters 617 and 720, Florida Statutes that provides certain private community functions throughout Verona Walk and is primarily responsible for the enforcement of certain covenants, conditions and restrictions within Verona Walk; and

WHEREAS, Verona Walk contains numerous lakes and ponds that serve primarily a stormwater management function; and

WHEREAS, for purposes of maintaining the proper operation of the community’s stormwater management system, maintaining the aesthetics of the community’s lakes and ponds and providing for the general wellbeing of owners, residents and guests, the Board of Supervisors of the District (the “**Board**”) encourages the HOA to adopt rules and enforcement procedures to prohibit recreational boating within the boundaries of Verona Walk. Recreational boating would include motorized boats as well as such other non-motorized boats including canoes and kayaks.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. RULE ADOPTION RELATING TO RECREATIONAL BOATING. The District hereby requests and encourages the HOA to adopt rules and enforcement procedures to prohibit recreational boating within the boundaries of Verona Walk. Recreational boating would include motorized boats as well as such other non-motorized boats including canoes and kayaks. Such rules should be limited to recreational boating and should not restrict boating conducted by the HOA, CDD or their applicable contractors for lake or lake bank maintenance.

SECTION 3. COPY OF THIS RESOLUTION TO HOA. The District Manager is hereby authorized to submit a copy of this Resolution to the HOA to advise the HOA of the District’s request relating to the adoption of rules to prohibit recreational boating.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section

of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Verona Walk Community Development District this 20th day of February, 2020.

Attest:

**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

Kathleen Dailey, Secretary

Diann Cucinella, Chair

Verona Walk
Community Development District

**Financial Report For
January 2020**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Jan-20	Year To Date Actual 10/1/19 - 1/31/20
REVENUES			
O & M ASSESSMENTS	311,297	11,702	290,850
DEBT ASSESSMENTS - SERIES 2013	518,105	18,314	482,919
DEBT ASSESSMENTS - SERIES 2018	583,256	20,617	543,645
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	207
TOTAL REVENUES	\$ 1,413,138	\$ 50,633	\$ 1,317,621
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	38,000	3,326	13,303
VEHICLE - INSURANCE	1,000	578	578
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	3,000	10	43
LAKE SPRAYING (CLARK)	72,500	5,350	22,456
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	1,056
LAKE LITTORAL & LAKE BANK PLANTINGS	12,500	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	50,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 191,545	\$ 9,264	\$ 37,436
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	3,000	200	400
PAYROLL TAXES (EMPLOYER)	240	15	31
ENGINEERING	15,500	0	456
MANAGEMENT	45,264	3,772	15,088
SECRETARIAL	4,200	350	1,400
LEGAL	17,000	146	1,836
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	3,600	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	6,518	0	5,541
LEGAL ADVERTISING	1,800	0	420
MISCELLANEOUS/CONTINGENCY	2,500	51	267
POSTAGE	800	4	173
OFFICE SUPPLIES	1,200	26	184
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	166	667
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
CONTINUING DISCLOSURE FEE - SERIES 2018	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 125,927	\$ 4,730	\$ 26,638
TOTAL EXPENDITURES	\$ 317,472	\$ 13,994	\$ 64,074
REVENUES LESS EXPENDITURES	\$ 1,095,666	\$ 36,639	\$ 1,253,547
BOND PAYMENTS (SERIES 2013)	(479,247)	(17,457)	(454,628)
BOND PAYMENTS (SERIES 2018)	(539,512)	(19,652)	(511,797)
BALANCE	\$ 76,907	\$ (470)	\$ 287,122
ADMINISTRATIVE COSTS	(48,737)	(971)	(25,298)
DISCOUNTS FOR EARLY PAYMENTS	(57,212)	(1,366)	(51,840)
EXCESS/ (SHORTFALL)	\$ (29,042)	\$ (2,807)	\$ 209,984
CARRYOVER FROM PRIOR YEAR	29,042	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,807)	\$ 209,984

Bank Balance As Of 12/31/19	\$ 1,658,156.03
Funds Received: 1/1/20 - 1/31/20	\$ 48,295.49
Disbursements: 1/1/20 - 1/31/20	\$ 912,637.60
Bank Balance As Of 1/31/20	\$ 793,813.92
Accounts Payable As Of 1/31/20	\$ 72,784.62
Accounts Receivable As Of 1/31/20	\$ -
Available Funds As Of 1/31/20	\$ 721,029.30

Verona Walk Community Development District
Budget vs. Actual
October 2019 through January 2020

	Oct '19 - Jan 20	19-20 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessment Income	290,849.63	311,297.00	-20,447.37	93.43%
363.812 · Debt Assessments (Series 2013)	482,918.50	518,105.00	-35,186.50	93.21%
363.813 · Deb Assessments (Series 2018)	543,645.35	583,256.00	-39,610.65	93.21%
363.822 · Debt Assessmnt-Pd To Trustee-13	-454,628.00	-479,247.00	24,619.00	94.86%
363.823 · Debt Assessmnt-Pd To Trustee-18	-511,797.25	-539,512.00	27,714.75	94.86%
363.830 · Assessment Fees	-25,297.51	-48,737.00	23,439.49	51.91%
363.831 · Discounts For Early Payments	-51,839.51	-57,212.00	5,372.49	90.61%
369.399 · Carryover From Prior Year	0.00	29,042.00	-29,042.00	0.0%
369.401 · Interest Income	207.28	480.00	-272.72	43.18%
Total Income	274,058.49	317,472.00	-43,413.51	86.33%
Expense				
511.122 · Payroll Tax Expense	30.60	240.00	-209.40	12.75%
511.131 · Supervisor Fees	400.00	3,000.00	-2,600.00	13.33%
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Maintenance	0.00	1,000.00	-1,000.00	0.0%
511.310 · Engineering	456.10	15,500.00	-15,043.90	2.94%
511.311 · Management Fees	15,088.00	45,264.00	-30,176.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	1,836.25	17,000.00	-15,163.75	10.8%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	1,300.00	-1,300.00	0.0%
511.450 · Insurance	5,541.00	6,518.00	-977.00	85.01%
511.480 · Legal Advertisements	420.00	1,800.00	-1,380.00	23.33%
511.512 · Miscellaneous	267.75	2,500.00	-2,232.25	10.71%
511.513 · Postage and Delivery	172.68	800.00	-627.32	21.59%
511.514 · Office Supplies	184.40	1,200.00	-1,015.60	15.37%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
512.738 · Continuing Disclosure Fee 06-18	0.00	1,000.00	-1,000.00	0.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.101 · Field Inspector	13,303.08	38,000.00	-24,696.92	35.01%
514.103 · Vehicle Insurance	578.05	1,000.00	-421.95	57.81%
514.104 · Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 · Vehicle Gas and Maintenance	43.35	3,000.00	-2,956.65	1.45%
514.106 · Lake Spraying (Clark)	22,456.00	72,500.00	-50,044.00	30.97%
514.107 · Lake H2O Quality Tests-Benchmrk	1,056.00	6,000.00	-4,944.00	17.6%
514.108 · Lake Littoral & Lake Bank Plant	0.00	12,500.00	-12,500.00	0.0%
514.109 · Outfall Pipe & Structure Insp &	0.00	5,000.00	-5,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	0.00	50,000.00	-50,000.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
Total Expense	64,074.90	317,472.00	-253,397.10	20.18%
Net Income	209,983.59	0.00	209,983.59	100.0%

Verona Walk Community Development District
Balance Sheet
As of January 31, 2020

	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	793,813.92	0.00	0.00	0.00	0.00	793,813.92
Total Current Assets	793,813.92	0.00	0.00	0.00	0.00	793,813.92
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	27,727.65	31,214.35	0.00	0.00	58,942.00
Investments - Construction	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest Acct	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Acct	0.00	241,843.75	50,230.23	0.00	0.00	292,073.98
Investments - Revenue Acct	0.00	428,695.36	557,008.77	0.00	0.00	985,704.13
Investments - Prepayment Acct	0.00	1,806.27	0.00	0.00	0.00	1,806.27
Investments - Excess Revenue	0.00	28,802.07	0.00	0.00	0.00	28,802.07
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	728,875.10	728,875.10
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	638,453.35	638,453.35
5155000 - Amount To Be Provided	0.00	0.00	0.00	0.00	11,297,671.55	11,297,671.55
Total Other Assets	0.00	728,875.10	638,453.35	0.00	12,665,000.00	14,032,328.45
TOTAL ASSETS	793,813.92	728,875.10	638,453.35	8,669,378.00	12,665,000.00	23,495,520.37
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	72,784.62	0.00	0.00	0.00	0.00	72,784.62
Total Current Liabilities	72,784.62	0.00	0.00	0.00	0.00	72,784.62
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	72,784.62	0.00	0.00	0.00	12,665,000.00	12,737,784.62
Equity						
Retained Earnings	511,045.71	385,061.82	244,694.00	-6,811,662.00	0.00	-5,670,860.47
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	209,983.59	343,813.28	393,759.35	0.00	0.00	947,556.22
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	721,029.30	728,875.10	638,453.35	8,669,378.00	0.00	10,757,735.75
TOTAL LIABILITIES & EQUITY	793,813.92	728,875.10	638,453.35	8,669,378.00	12,665,000.00	23,495,520.37