



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
JUNE 16, 2022  
10:00 A.M.**

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

[www.veronawalkcdd.org](http://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**  
June 16, 2022  
10:00 a.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Consider Appointments to Board Vacancies.....Page 2
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Establish Quorum
- G. Additions or Deletions to Agenda
- H. Comments from the Public
- I. Approval of Minutes
  - 1. May 19, 2022 Regular Board Meeting.....Page 9
- J. Old Business
- K. New Business
  - 1. Consider Approval of Proposal for Aquatic Planting.....Page 13
- L. Administrative Matters
  - 1. District Attorney Update
  - 2. District Engineer Update
  - 3. Field Inspector Update
  - 4. District Manager Update
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- M. Board Members Comments
  - 1. Update on CDD 101 Powerpoint Presentation – Czubkowsk
  - 2. Update on Drainage and Pools for 2022 – Czubkowski.....Page 26
- N. 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

## VERONA WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 21, 2021
- November 18, 2021
- December 16, 2021
- January 20, 2022
- February 17, 2022
- March 17, 2022
- April 21, 2022
- May 19, 2022
- June 16, 2022
- July 21, 2022
- August 18, 2022
- September 15, 2022

### 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 said newspaper issue(s) dated:

Issue(s) dated: 10/07/2021



Subscribed and sworn to before on October 7, 2021:

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

5.15.23

My commission expires  
Publication Cost: \$420.00  
Ad No: 0004944462  
Customer No: 1308371  
PO #:

# of Affidavits 1

This is not an invoice

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

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  
#4944462

10/7/2021

# Michael N. Kurzawski

8854 Ravello Court

Naples, Florida 34114

201-417-8974

[mnk278854@gmail.com](mailto:mnk278854@gmail.com)

## Work Experience

### Mariners Bank - Edgewater, NJ

01/07/2019 - 10/01/19

#### Senior Vice President/Senior Loan Officer

\*. Responsible for the oversight of \$350 million dollar loan portfolio

\*. Supervised five lenders/ loan admin area

\* Presented all commercial loan requests greater than \$1 million to Board of Directors

\* Maintain relationships with existing customer base as well as maintenance activities related to the portfolio

### **Lakeland Bank- Westwood, NJ**

2016-2018

Senior Vice President/Commercial Loan Officer

\* Responsible for servicing a loan portfolio of \$115MM

\* Develop new business by calling on existing customers and prospects

\* Monitor any and all challenging loan issues

\* Delinquency <1.00 percent

### **Pascack Community Bank/Lakeland Bank, Waldwick, NJ**

September 2008-2016

(PCB merged into Lakeland Bank)

Senior Vice President/Senior Loan Officer

- Primary focus is to drive the originations and new business efforts
- Contributed to the growth of a loan portfolio of \$98MM in 2008 to \$340MM at year end 2012
- Trained and motivated lending staff and provided development of five lending officers to create a cohesive lending team in order to achieve department goals
- Chaired internal loan committee
- Monitor, review, and oversee loans in process, participate analysis, structure and documentation to bring new loan requests to the Board of Directors for approval
- Act as early warning credit watchdog for all loans in portfolio, monitoring and reviewing of loan activity and performance
- Result in delinquency ratio of approximately <1.25% on a monthly average

### **Greater Community Bank/Valley National Bank, Paramus, NJ** April 1999-September 2008

Senior Vice President, Commercial Loan Officer

- Responsible for loan portfolio of \$120MM
- Averaged annual new business development of \$25MM
- Supervised Bergen County Commercial Loan Division
- Voting member of bank loan committee

**Midland Bank & Trust Company Valley National Bank, Paramus, NJ**

February 1984-April 1999

Vice President, Commercial Loan Officer from 1986-1999 - Managed \$65MM loan portfolio

Vice President, Main Office Manager from 1984-1986 - Business development duties

**Commercial Trust Company of NJ, Linden, NJ**

January 1981-February 1984

Vice President, Branch Manager of flagship office – Business development duties

**Garden State National Bank, Union City, NJ**

April 1969-January 1981

Vice President, Branch Manager – Business development

**Education**

Fairleigh Dickinson University, Rutherford, NJ MBA – Finance May 1978

Fairleigh Dickinson University, Rutherford, NJ B.S. – Management May 1975

**Civic Activities**

- Former Chairman of Clark Planning Board, Clark, NJ
- Former Councilman Borough Roselle Park, NJ
- Past President Paramus Rotary Club
- Active Member Paramus Rotary Club
- Past President Union City Rotary Club
- Former Board Member – Girl Scout Council of Bergen County
- Former Adjunct Instructor – Bergen Community College

8618 Erice Court  
Naples FL 34114  
May 11, 2022

Kathleen Dailey Meneely  
Verona Walk CDD  
SW FL District Manager

IN RE: Letter of Interest                      Verona Walk CDD

Dear Ms. Meneely:

The lakes at Verona Walk provide the community with both beauty and function. The Community Development District, governed by the five member board of supervisors, carries out those activities authorized under Chapter 190 of Florida Statutes. Such activities including planning, construction, operation and maintenance include finance.

I would at this time like to submit my name as a member of the board of supervisors. I Have lived here since 2012, am registered to vote in Collier County.

As to my background...

Master's in Public Administration (MPA) from Indiana University

I have worked under or consulted with Boards of Directors, both private and public, as an administrator and CEO. This included state welfare boards, school boards, city planning bodies and the like. I have been a member of many boards (chaired several), public and private, requiring policy, fiscal and regulatory oversight. Finally, my business has offered assistance in area of Board Development to not-for-profits.

I had a consulting practice from 1981 until retirement in 2012. The Simons Group, Inc. provided management consultation to government and nonprofit organizations. Projects included community needs assessments, program development and planning, grants and funding, monitoring and evaluation. Clients included health care, education, social services, employment and training. Clients included Center of Workforce Innovations (Valparaiso, IN). Indiana and Purdue Universities, Indianapolis Private Industry Council, Boys and Girls Club of NW Indiana, many others.

My employment history is divided between public and private not-for-profit. I began my career in social work---first as a caseworker in Gary, IN, then moving into management and administration on a state level. This included working with the Indiana Office of Social Services on a Regional level, monitoring program and fiscal compliance of 50+ agencies receiving state and federal funding. After 10 years with the state, I spent eight years in administrative positions in community mental health, including serving as Interim CEO at Gary CMHC before moving full time into my business.

A detailed resume is available.

I have lived in Verona Walk since 2012. I served briefly as a Street Rep. Although there really wasn't such a position, we helped communication stay active during Irma, so Erice Court kept neighbors informed.

I offer my experience and interest as qualifications to serve the Board of Supervisors of Verona Walk CDD.

Very Truly Yours,

Mary L. Simons  
219-921-3677

## **CLIENT LIST**

- Center of Workforce Innovations
  - Lilly Endowment
  - Federal Projects
  - Workforce Development
- Marion County Private Industry Council
- Marion County Step Ahead (City of Indianapolis)
- Consumer Credit Counseling Services
- Harbor House
- Woodmar Child Development
- Carmelite Home for Girls
- Indiana University
- Purdue University

## **WORK HISTORY**

Indiana Office of Social Services-Gary/Indianapolis, IN

- Caseworker
- Supervisor Work Incentive Program
- Regional Consultant

Tri City Community Mental Health Center-East Chicago, IN

Porter-Starke Community Mental Health Center-Valparaiso, IN

Gary Community Mental Health Center-Gary, IN

- Served multiple locations across Northwest Indiana
- Adult, children, Inpatient, outpatient, substance abuse, day treatment, residential
- Director of Planning and Program Development
- Director of Community Clinics
- Deputy Director
- CEO

## **COMMUNITY**

Family and Youth Services Bureau, Trustee

People for Autistic Citizens, Board Member

Lake County Private Industry Council, Chair

Boys and Girls Clubs of Northwest Indiana, Board Member

Montessori School of the Calumet Region, President

Gary Neighborhood Services, Board Member

Lake Area United Way, Planning and Allocations Committee

**Deborah A Stramaglio**  
7690 Novara Ct | Naples, FL. 34114  
Cell: 630-204-7614  
Email: [das1712@yahoo.com](mailto:das1712@yahoo.com)

**Experience:**

**02/2019-Present**  
**RealtyQuest, Inc** **Naples, FL**

I have been working as a Realtor since March of 2019.

In my current position, I have achieved annual sales of 2M since my first year here in Naples.

I also have also completed the prestigious designation of Certified International Property Specialist and most recently became a Graduate of the Real Estate Institute. Only 1% of agents in the United States have this special designation.

As a Sales Agent, I leverage my persuasive communication talents to negotiate best terms and expedite a smooth closure, all while delivering excellent customer service.

**01/2013-12/2018**  
**LifeQuotes, Inc** **Darien, Illinois**

- Account executive
- Inbound and Outbound tele-sales of Life & Medicare Supplement Insurance
- Licensed in 50 States
- Consistent Sales of 100 applications a month with 60% placement
- Consistently top 1% producing agents in the firm.

**01/2012 - 11/2012**  
**Accuquote Life Insurance** **Wheeling Illinois**

- Account executive
- Telephone sales of Life and Accident Products
  - Licensed in 38 states
  - Schedule Paramed exams

**02/2010-12/2011**



**American Income Life**

**Schaumburg**

Insurance producer

- Set appointments with Union members 1 Call Close!
- Consistently hit month goals
- Recruited, Managed and Trained New Hires

**05/2006-03/2010**

**The Body Architect LTD | Self Employed**

**Bloomington Illinois**

Certified Personal Trainer/Nutritional Specialist/Self-employed

- Designed Personalized fitness programs for clients
- Specialized in developing programs for Special populations
- Created nutritional plans for clients to help them attain their goals
- Recruited and trained new trainers

**02/2002-10/2006**

**The Mortgage Exchange**

**Downers Grove Illinois**

Loan Assistant Processor

- Worked with Various Investors, underwriters and clients to facilitate loans
- Ordered title, appraisals and home owners insurance
- Audited and Packaged loans for investors
- Scheduled closings
- Team Consistently closed an average of 25 loans per month

**04/1981-08/2001**

**United States Tobacco Company**

**Franklin Park Illinois**

Shipping Clerk/Payroll Specialist/Lab Technician II

- Shipping clerk, processed orders for worldwide distribution for 2 years
- Payroll Specialist completed weekly payroll function for 300 + employees
- Lab Technician, QA and QC
- Tested tobacco in various stages of fermentation
- Calibrated machines for finishing and packaging tobacco
- Promoted to Tech 2 and managed 5 other techs

**Education:**

Elgin Community College 1991-1996 Science Major

Triton Community College 1973-1975 Liberal Arts

Proviso East High School

**Licenses:**

Certified Personal Trainer

Health & Life Insurance / Licensed in 50 States

Real Estate Licensed in Florida

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 19, 2022**

**A. CALL TO ORDER**

The May 19, 2022, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:00 a.m. at 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, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

**D. CONSIDER APPOINTMENTS TO BOARD VACANCIES**

This discussion was moved to the end of the meeting.

**E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES**

**F. 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:

Chairman		Vacant
Vice Chairman	Patrick Clifford	Present
Supervisor	Marilyn Czubkowski	Present
Supervisor	Peter Monti	Present
Supervisor		Vacant

Staff members in attendance were:

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

Also present were the following: Jack Hogan, Chris Briggs and Herb Czeschin.

**G. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Clifford requested the addition of a discussion regarding Ponds 1 & 2. There was a consensus of the Board to discuss this item under Board Member Comments.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**I. APPROVAL OF MINUTES**

**1. April 21, 2022, Regular Board Meeting**

The April 21, 2022, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Clifford and passed unanimously approving the April 21, 2022, Regular Board Meeting Minutes, as presented.

**J. OLD BUSINESS**

There were no Old Business items to come before the Board.

**K. NEW BUSINESS**

**1. Discussion Regarding Animal Waste and Landscape Items in Retention Ponds**

Ms. Czubkowski advised that she had met with Collin Brown and Lori Clemence of Clarke Aquatics regarding invoices, contracts and other issues. She added that Mr. Brown reported finding several “blue do” waste bags in the lakes and that people were putting plants with fertilization along the edge of the waterways, which can contribute to algae bloom. Mr. Monti indicated that the pet waste issue was wide-spread and the issue had been raised for the HOA to put in more receptacles. Mr. Clifford stated he would contact the HOA about putting out a notice to stop the behaviors.

**2. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget**

Resolution No. 2022-01 was presented, entitled:

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Meneely went over the proposed budget. Mr. Monti indicated that the Board should consider adding funds for a littoral planting project. Mr. Urbancic advised of the June 15, 2022, deadline for submission of the proposed budget. Ms. Meneely stated that the preliminary budget had been put on hold for several months, but the project costs had not been available. Ms. Czubkowski stated she had

been consistently suggesting to see if a minimal littoral project would work first, since it was tried in the past and not successful. She suggested a nominal amount be added to the budget for such a project. Mr. Monti stated he had met with Advanced Aquatic staff and should have a proposal in 2-3 weeks. He suggested adding \$25,000 to the budget. Mr. Clifford indicated he had a problem with the whole project, as enough money could not be spent to make the development look great. Mr. Czeschin stated that he had an issue with everyone's assessment money being spent on a project that only benefits certain people and gives an advantage to a select few. Ms. Briggs responded that she thought it made sense to do an experiment on a main area that would inspire others to do their own individual projects. After further discussion, there was a consensus of the Board to remove "Signage" from the title of the Lake Littoral Project line item.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Monti and passed unanimously adopting Resolution No. 2022-01, amended to reflect increasing the lake bank mowing to \$12,000.

A **motion** was then made by Ms. Czubkowski, seconded by Mr. Monti amending the budget by increasing the Lake Littoral Projects to \$20,000. That motion carried 3 to 1 with Mr. Clifford dissenting. After further discussion, it was decided that the increases should be taken from reserves so as not to increase assessments.

**L. ADMINISTRATIVE MATTERS**  
**1. District Attorney Update**

There was no District Attorney update at this time.

**2. District Engineer Update**

Mr. Cole advised that he had completed the Stormwater Needs Analysis Report and would be submitting it to Collier County.

Mr. Clifford asked if there was anything new on the Preserve issue in Winding Cypress and Mr. Urbancic stated nothing had been heard and Pulte had dedicated it to the Winding Cypress HOA.

**3. Field Inspector Update**  
**a. Update on Shoreline Restoration**

Mr. Hirniak advised that the work had been completed and inspected, including the added section. Mr. Monti asked about the materials behind the gas station and Mr. Hirniak stated they would be removed.

**b. Consider Repair of 8563 Karina**

Mr. Hirniak indicated that this issue had come up after the most recent rains. He noted that this repair was a safety hazard in the amount of \$2,163.71.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Monti and passed unanimously ratifying the expense.

Mr. Monti thanked Mr. Hirniak for being proactive on this dangerous situation.

**4. District Manager Update**  
**a. Financials**

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

Ms. Meneely went over the meeting schedule: June 16, 2022; July 21, 2022; and August 18, 2022, which will also include a Public Hearing on the budget. There was a consensus of the Board to hold the June meeting only if Mr. Monti has the littoral planting numbers.

Ms. Meneely advised that one resume had been received, but the candidate was not present for a face-to-face interview. Mr. Clifford indicated he had asked management twice to put out the vacancy announcement to the community. There was discussion to delay an appointment until candidates can come to a meeting and to resend the vacancy announcement to the Board Members as well as the Town Manager.

**M. BOARD MEMBER COMMENTS**  
**1. Update on CDD 101 PowerPoint Presentation**

Ms. Czubkowski indicated that she had not received comments back from the attorney or engineer. Mr. Urbancic noted he had one or two clean-up items that he would send to her. Mr. Cole advised he was still reviewing and would get comments back to her.

**2. Update Regarding Littoral Planting Project and Costs – Monti**

This item was discussed earlier in the meeting.

**3. Discussion Regarding Ponds 1 & 2**

Mr. Hogan stated he had a complaint about the plants behind his house, indicating that he was the only one that had lily pads. Mr. Hirniak noted he would ask Clarke Aquatic staff about them.

**N. ADJOURNMENT**

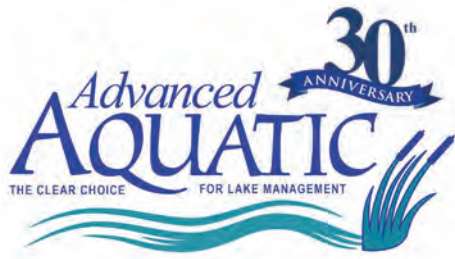
There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:11 a.m. on a **motion** made by Mr. Monti, seconded by Ms. Czubkowski, and passed unanimously.

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Secretary/Assistant Secretary

---

Chair/Vice-Chair



# Aquatic Planting Proposal

For

***Verona Walk***



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

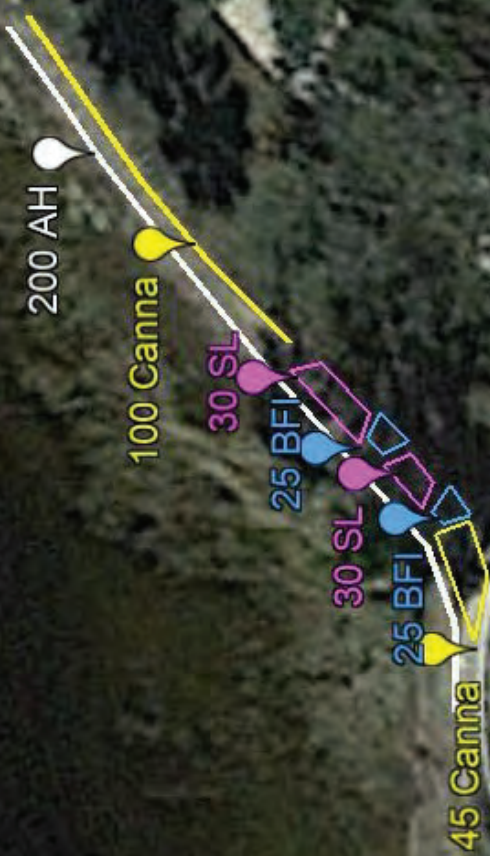
292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Verona Walk

Planting test plot located behind the Clubhouse gazebo.







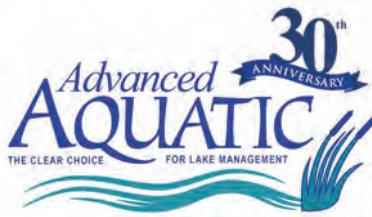
On the planting maps provided, some abbreviations are used for the types of plants that we have in mind for your planting. This is done to help declutter the maps, shorten the names so they're not crowded on each page, and it helps the overall mapping process go a little quicker. Below you will find a legend explaining what kind of plants each of the abbreviations refers to.

Explanation of abbreviations on the planting maps:

PW	Pickerelweed
AH	Arrowhead
SL	Swamp Lily
BFI	Blue Flag Iris
Canna (GC)	Golden Canna

We have included the plants Arrowhead, Swamp Lily, Blue Flag Iris, and Golden Canna in your proposal. We would like to have included more variety of plants in this proposal, such as Pickerelweed, but the pictures we took of this specific area showed it was already full of Spikerush in that zone. We felt that there were other places along your shorelines that would be better suited for Pickerelweed so we have included an informational description of this plant for your viewing and consideration.

Mike Sweeney  
Business Development Executive  
239-565-8669  
[mike@advancedaquatic.com](mailto:mike@advancedaquatic.com)



**ADVANCED AQUATIC SERVICES, INC.**  
-PLANTING PROPOSAL-

June 2, 2022

**Verona Walk  
C/O Pete Monti  
8101 Sorrento Lane  
Naples, FL 34114**

**Advanced Aquatic** shall perform the work in accordance with the following scope of services: Supply, deliver and install 455 fresh bare root plants consisting of Arrowhead (*S. lancifolia*), Golden Canna, Swamp Lily, and Blue Flag Iris. The Proposed planting installation is located on Pond 34 in Verona Walk in Naples, Florida.

**OTHER CONDITIONS**

1. **Advanced Aquatic** shall not be responsible for acts beyond its reasonable control, including, but not limited to, adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2. **Advanced Aquatic** shall not be responsible for plant mortality due to acts of nature, i.e. Grass carp, Exotic snails, Muscovy ducks, Turtles, Iguanas, adverse water conditions, hydrology, acts of God, etc.
3. Pricing subject to plant availability.
4. Invoices submitted for work completed shall be paid within 30 days of receipt.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for 30 days.

**NOT INCLUDED:**

Watering, sodding or seeding and mulching, aerial photographs, water and/or soil sampling and associated laboratory analysis, surveys, orange barricade fencing, surveying, as-builts, maintenance of traffic, excess soil disposal, erosion controls, dewatering, trash removal, demolitions, location of underground utilities.

**CONTRACT FEES:**

**Advanced Aquatic** agrees to perform the services stated above for the sum of: **\$700.50**

**\*Advanced Aquatic Services will guarantee** an 80% overall survival rate for one year after the initial planting, subsequent on us performing the lake and littoral management services.

**\*\*It is normal for a small percentage of new plantings to dislodge due to environmental conditions such as wind, waves, hard substrate, etc. If plants float due to the former mentioned reasons, we will be back in a timely manner to replant them. If uprooting is determined to be from Muscovy Ducks, a replanting fee will have to be issued.**

**\*Littoral maintenance** (aquatic plant weed control) **services are highly recommended.** This is a separate service from the Lake weed and algae control, and can be provided for an additional monthly maintenance charge.

Accepted by: \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail – Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621

**Blue Flag Iris (*Iris virginica*) N-C Florida Native**  
*(Iris hexagona) South Florida Native*



**Height:** 2-4 ft.

**Salinity:** Low

**Light:** Med - High - Partial shade preferred.

**Planting:** Plant at upper end of Littoral zone. Prefers rich soils.

**Water Depth:** Moist soils to infrequent flooding.

**Propagation:** Seeds and stout underground Rhizomes that forms clumps of plants.

**Flowering:** Spring

**Taxonomy:** Iris Family

**Benefits:** Butterfly attractor



## Golden Canna (*Canna flaccida*)



**Height:** 3-4 ft.

**Width:** 12"-18"

**Salinity:** Low

**Light:** Med – High - Will flower more in full light.

**Planting:** Plant at the upper end of Littoral zone. Prefers rich soils.

**Water Depth:** Dry to moist soils to intermittent flooding.

**Propagation:** Seed and Rhizomes

**Flowering:** May-August

**Taxonomy:** Canna Family

**Benefits:** Research shows Canna is one of the best consumers of Phosphates among aquatic plants.





## Pickerelweed (*Pontederia cordata*)



**Height:** 3-5 ft.

**Width:** 3-5 ft.

**Salinity:** Low

**Light:** Med – High

**Planting:** Grows well in sand or muck. Very adaptable.

**Water Depth:** Plant at 12-18" Will grow in deeper water than Arrowhead.

**Propagation:** Seed and Rhizomes

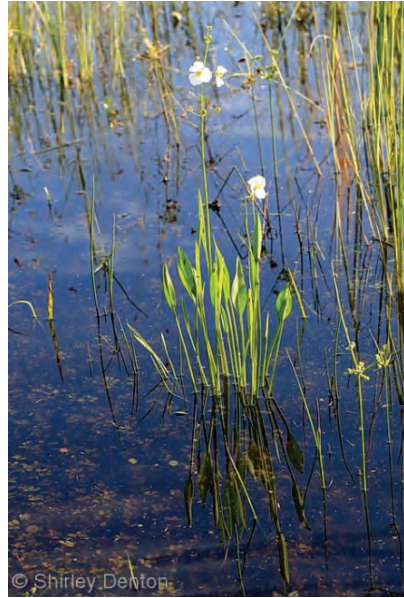
**Flowering:** Spring - fall

**Taxonomy:** Pickerelweed Family

**Benefits:** Research shows Pickerelweed is one of the best consumers of Phosphates and Nitrates among aquatic plants. Birds eat the seeds. Good bank stabilizer.



## Arrowhead/Duck Potato (*Sagittaria lancifolia*)



**Height:** 3-5 ft.

**Width:** 1-3 ft.

**Salinity:** Low – Med (brackish)

**Light:** Med - High

**Planting:** Will grow in sand or muck. Plant at depth of 6"-12" in water.

**Water Depth:** Grows at the higher end of mid littoral zone, slightly higher in the zone than Pickerelweed.

**Propagation:** Rhizomes-Seed

**Flowering:** Throughout the year

**Taxonomy:** Water-plantain Family

**Benefits:** Excellent Phosphate uptake



## Swamp Lily (*Crinum americanum*)



**Height:** 2-4 ft.

**Width:** 12"- 24"

**Salinity:** Low to medium (brackish)

**Light:** Low – High, Looks best in partial shade, Tolerates deep shade.

**Planting:** Edge to 3" of water, seasonal wet areas.

**Water Depth:** Make sure leaves are above water and not in an area flooded all year.

**Propagation:** Seeds

**Flowering:** Spring - summer

**Taxonomy:** Amaryllis Family



Verona Walk  
Community Development District

**Financial Report For  
May 2022**



**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MAY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual May-22	Year To Date Actual 10/1/21 - 5/31/22
<b>REVENUES</b>			
O & M ASSESSMENTS	311,297	1,158	308,745
DEBT ASSESSMENTS - SERIES 2013	516,740	1,919	511,344
DEBT ASSESSMENTS - SERIES 2018	582,655	2,169	577,883
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	533
<b>TOTAL REVENUES</b>	<b>\$ 1,411,172</b>	<b>\$ 5,246</b>	<b>\$ 1,398,505</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	40,500	3,628	29,020
VEHICLE - CART	0	0	0
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	20	147
LAKE SPRAYING (CLARK)	72,500	5,650	45,200
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	3,168
LAKE LITTORAL & LAKE BANK PLANTINGS	17,000	0	0
LAKE BANK MOWING	10,000	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	50,000	11,979	23,959
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	2,164	8,051
GOLF CART STORAGE	1,200	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 209,745</b>	<b>\$ 23,441</b>	<b>\$ 109,545</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
ENGINEERING	14,500	0	6,470
MANAGEMENT	46,944	3,912	31,296
SECRETARIAL	4,200	350	2,800
LEGAL	16,500	595	5,775
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	3,800	0	3,800
ARBITRAGE REBATE FEE - SERIES 2013	650	0	650
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	6,500	0	6,022
LEGAL ADVERTISING	2,100	0	420
MISCELLANEOUS/CONTINGENCY	2,400	125	717
POSTAGE	700	52	365
OFFICE SUPPLIES	1,125	103	543
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,333
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	3,709
CONTINUING DISCLOSURE FEE	1,000	0	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 122,074</b>	<b>\$ 5,304</b>	<b>\$ 65,075</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 331,819</b>	<b>\$ 28,745</b>	<b>\$ 174,620</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,079,353</b>	<b>\$ (23,499)</b>	<b>\$ 1,223,885</b>
BOND PAYMENTS (SERIES 2013)	(477,985)	(1,880)	(482,151)
BOND PAYMENTS (SERIES 2018)	(538,956)	(2,125)	(544,891)
<b>BALANCE</b>	<b>\$ 62,412</b>	<b>\$ (27,504)</b>	<b>\$ 196,843</b>
ADMINISTRATIVE COSTS	(48,668)	(105)	(26,899)
DISCOUNTS FOR EARLY PAYMENTS	(57,133)	0	(52,909)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (43,389)</b>	<b>\$ (27,609)</b>	<b>\$ 117,035</b>
CARRYOVER FROM PRIOR YEAR	43,389	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (27,609)</b>	<b>\$ 117,035</b>

Bank Balance As Of 5/31/22	\$ 787,632.71
Accounts Payable As Of 5/31/22	\$ 58,266.48
Accounts Receivable As Of 5/31/22	\$ -
Available Funds As Of 5/31/22	\$ 729,366.23

**Verona Walk Community Development District**  
**Budget vs. Actual**  
**October 2021 through May 2022**

	<u>Oct 21 - May 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · O & M Assessment Income	308,744.71	311,297.00	-2,552.29	99.18%
363.812 · Debt Assessments (Series 2013)	511,344.20	516,740.00	-5,395.80	98.96%
363.813 · Debt Assessments (Series 2018)	577,883.30	582,655.00	-4,771.70	99.18%
363.822 · Debt Assesmnt-Pd To Trustee-13	-482,150.65	-477,985.00	-4,165.65	100.87%
363.823 · Debt Assesmnt-Pd To Trustee-18	-544,891.05	-538,956.00	-5,935.05	101.1%
363.830 · Assessment Fees	-26,899.40	-48,668.00	21,768.60	55.27%
363.831 · Discounts For Early Payments	-52,908.89	-57,133.00	4,224.11	92.61%
369.399 · Carryover From Prior Year	0.00	43,389.00	-43,389.00	0.0%
369.401 · Interest Income	532.94	480.00	52.94	111.03%
<b>Total Income</b>	<u>291,655.16</u>	<u>331,819.00</u>	<u>-40,163.84</u>	<u>87.9%</u>
<b>Expense</b>				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	8,051.04	1,250.00	6,801.04	644.08%
511.310 · Engineering	6,470.11	14,500.00	-8,029.89	44.62%
511.311 · Management Fees	31,296.00	46,944.00	-15,648.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.315 · Legal Fees	5,775.00	16,500.00	-10,725.00	35.0%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	3,800.00	3,800.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	650.00	1,300.00	-650.00	50.0%
511.450 · Insurance	6,022.00	6,500.00	-478.00	92.65%
511.480 · Legal Advertisements	420.00	2,100.00	-1,680.00	20.0%
511.512 · Miscellaneous	717.59	2,400.00	-1,682.41	29.9%
511.513 · Postage and Delivery	365.10	700.00	-334.90	52.16%
511.514 · Office Supplies	542.90	1,125.00	-582.10	48.26%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,333.28	2,000.00	-666.72	66.66%
512.736 · Continuing Disclosure Fee	1,000.00	1,000.00	0.00	100.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	0.00	1,200.00	-1,200.00	0.0%
514.101 · Field Inspector	29,019.60	40,500.00	-11,480.40	71.65%
514.103 · Vehicle Insurance	0.00	1,000.00	-1,000.00	0.0%
514.104 · Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 · Vehicle Gas and Maintenance	146.50	2,750.00	-2,603.50	5.33%
514.106 · Lake Spraying (Clark)	45,200.00	72,500.00	-27,300.00	62.35%
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	17,000.00	-17,000.00	0.0%
514.109 · Outfall Pipe & Structure Insp &	0.00	5,000.00	-5,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	23,959.22	50,000.00	-26,040.78	47.92%
514.111 · Lake Bank Mowing	0.00	10,000.00	-10,000.00	0.0%
514.733 · Trustee Fees (2018)	3,708.75	4,100.00	-391.25	90.46%
<b>Total Expense</b>	<u>174,620.09</u>	<u>331,819.00</u>	<u>-157,198.91</u>	<u>52.63%</u>
<b>Net Income</b>	<u><u>117,035.07</u></u>	<u><u>0.00</u></u>	<u><u>117,035.07</u></u>	<u><u>100.0%</u></u>

**Verona Walk Community Development District**  
**Balance Sheet**  
**As of May 31, 2022**

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
<b>Current Assets</b>						
Operating Bank Account	787,632.71	0.00	0.00	0.00	0.00	787,632.71
<b>Total Current Assets</b>	<b>787,632.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>787,632.71</b>
<b>Fixed Assets</b>						
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	-8,050,146.00	0.00	-8,050,146.00
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,430,894.00</b>	<b>0.00</b>	<b>7,430,894.00</b>
<b>Other Assets</b>						
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 - Sinking Acct	0.00	0.00	0.09	0.00	0.00	0.09
Investments - Interest Acct	0.00	0.00	0.03	0.00	0.00	0.03
Investments - Reserve Acct	0.00	230,881.25	50,249.96	0.00	0.00	281,131.21
Investments - Revenue Acct	0.00	112,665.84	194,540.74	0.00	0.00	307,206.58
Investments - Prepayment Acct	0.00	609.75	7,088.15	0.00	0.00	7,697.90
Investments - Excess Revenue	0.00	350.91	0.00	0.00	0.00	350.91
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	344,507.75	344,507.75
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	251,878.97	251,878.97
Amount To Be Provided	0.00	0.00	0.00	0.00	10,246,613.28	10,246,613.28
<b>Total Other Assets</b>	<b>0.00</b>	<b>344,507.75</b>	<b>251,878.97</b>	<b>0.00</b>	<b>10,843,000.00</b>	<b>11,439,386.72</b>
<b>TOTAL ASSETS</b>	<b>787,632.71</b>	<b>344,507.75</b>	<b>251,878.97</b>	<b>7,430,894.00</b>	<b>10,843,000.00</b>	<b>19,657,913.43</b>
<b>LIABILITIES &amp; EQUITY</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	58,266.48	0.00	0.00	0.00	0.00	58,266.48
<b>Total Current Liabilities</b>	<b>58,266.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>58,266.48</b>
<b>Long Term Liabilities</b>						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	4,320,000.00	4,320,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	205,000.00	205,000.00
Special Assessment Debt-2018	0.00	0.00	0.00	0.00	6,318,000.00	6,318,000.00
<b>Total Long Term Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,843,000.00</b>	<b>10,843,000.00</b>
<b>Total Liabilities</b>	<b>58,266.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,843,000.00</b>	<b>10,901,266.48</b>
<b>Equity</b>						
Retained Earnings	612,331.16	384,223.16	265,790.24	-8,050,146.00	0.00	-6,787,801.44
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	117,035.07	-39,725.41	-13,911.27	0.00	0.00	63,398.39
Investment In Gen Fixed Assets	0.00	10.00	0.00	15,481,040.00	0.00	15,481,050.00
<b>Total Equity</b>	<b>729,366.23</b>	<b>344,507.75</b>	<b>251,878.97</b>	<b>7,430,894.00</b>	<b>0.00</b>	<b>8,756,646.95</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>787,632.71</b>	<b>344,507.75</b>	<b>251,878.97</b>	<b>7,430,894.00</b>	<b>10,843,000.00</b>	<b>19,657,913.43</b>

	Street Name	Street #	Date of Meeting	Owner	Project	
1	Sicilia	7705	2/10/2022	Thompson	Drainage	
2	Novara	7572	2/24/2022	Boland	Drainage	
3	Querce	8686	3/10/2022	Koval	Drainage	
4	Querce	8694	3/10/2022	Faricone/Ferrara	Drainage	
5	Firenze	7528	3/10/2022	Enloe	Pool	
6	Borboni	8372	3/24/2022	Koter	Pool	
7	Marconi	7080	6/14/2022	Jarrett	Drainage	Self Installation - Sept 2022
8						
9						
10						
11						
12						
13						
14						
15						