



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
JULY 21, 2022
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
July 21, 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. June 16, 2022 Regular Board Meeting.....Page 9
- J. Old Business
- K. New Business
 - 1. Consider Approval of Proposal for Front Pond Algae Removal.....Page 13
 - 2. Consider Resolution No. 2022-02 – Adopting the Collier County Protocol Relating to Dewatering of Pools.....Page 14
 - 3. Consider Approval of Agreement for Mowing Services with VW HOA.....Page 19
- L. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update
 - a. Update on Lily Pads
 - 4. District Manager Update
 - a. Financials.....Page 27
- M. Board Members Comments
- 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

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

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
JUNE 16, 2022**

A. CALL TO ORDER

The June 16, 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	Coleman Yovanovich Koester
District Engineer	Terry Cole (via phone)	Hole Montes, Inc.
Field Inspector	Bohdan Hirniak	

Also present were the following District residents: Ralph Morello, Richard Blee, Ken Muckenhaupt, Jeanne Condle and John Hogan.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

Mr. Blee stated that he has lived in the community for 9 years and that the plants in the lakes looked terrible and the lakes were lower than normal. Mr. Clifford responded that the water was at the level of the water table and that littoral plantings were required by permit. Mr. Monti added that the lakes were retention ponds with the plantings designed to trap and filter pollutants. He added that as water goes out, you get the appearance by the bridges of the plantings being brought together. He summarized that it was a cyclical process and the ponds were healthy. Mr. Hirniak furthered that the ponds were working as designed and, as there are visually different schools of thought, the quality of the lakes is healthy.

Mr. Hogan asked if there was a decision made on pond lilies. Mr. Hirniak advised that they were in four different areas and Clarke says it is a favorable element to the pond. Ms. Czubkowski asked Mr. Hirniak to obtain more information from Clarke and to find out if the lilies grow back, if treated.

Mr. Morello asked about launching boats and kayaks into the lakes. Mr. Clifford stated that no motors were allowed, which has long been a stated position in the community. Ms. Condle indicated she was on the HOA and asked about prohibitions to such. Ms. Meneely indicated she would provide Ms. Condle with the minutes where she could find information regarding boats and motors.

I. APPROVAL OF MINUTES

1. May 19, 2022, Regular Board Meeting

The May 19, 2022, Regular Board Meeting minutes were presented for approval.

Mr. Monti referred to Page 11 of the meeting book regarding approving the budget. He noted that the vote for increasing the lake littoral project carried 2 to 1 (not 3 to 1). He also stated that in section I-3, the reference was to a lift station not a gas station.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Clifford and passed unanimously approving the May 19, 2022, Regular Board Meeting Minutes, as amended.

J. OLD BUSINESS

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

K. NEW BUSINESS

1. Consider Proposal for Aquatic Planting

Mr. Monti advised that a proposal had been received from Advanced Aquatic in the amount of \$700.50 to do a trial planting behind the gazebo. He suggested the project be implemented in the fall.

A **motion** was made by Mr. Clifford, seconded by Ms. Czubkowski and passed unanimously approving the proposal from Advanced Aquatic in the amount of \$700.50 for a trial planting behind the gazebo, to be implemented in the fall.

L. ADMINISTRATIVE MATTERS

1. District Attorney Update

There was no District Attorney update at this time.

2. District Engineer Update

Mr. Cole advised that the Stormwater Needs Analysis would be submitted next week. The Board asked Ms. Meneely to forward a copy of the report to the Board Members, once it had been completed.

3. Field Inspector Update

Mr. Hirniak advised that it was the wet season and the water levels were up.

Mr. Hirniak indicated that he had asked Clarke for a proposal to haul away dead material, but added that the material grows back in a few months.

Mr. Hirniak advised that he had received proposals for lake bank trimming and the cost came in three times what it was in the past. He questioned why the Board was not in contact with the HOA's landscape maintenance company for this work. Ms. Condle advised that the HOA was in negotiations with the contractor. Mr. Monti asked if the CDD could subcontract the work or do a separate contract. Mr. Urbancic responded that it could be done directly or by agreement with the HOA on our behalf, as long as the contractor carried insurance. Mr. Urbancic stated he could provide a sample agreement to the HOA and it was consensus of the Board for him to do so. Mr. Clifford asked Mr. Hirniak to continue to try to get quotes from other contractors.

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 indicating that the next meetings were scheduled for July 21, 2022, and August 18, 2022, with the August meeting to include a public hearing on the budget.

Ms. Meneely reminded the Board of the qualifying period for Seats 1, 3 and 5 and the fact that the qualifying period ends tomorrow.

M. BOARD MEMBER COMMENTS

1. Update on CDD 101 PowerPoint Presentation - Czubkowski

Ms. Czubkowski stated that the presentation was finished and had been approved by staff. She added that she would provide copies to the Board Members. Mr. Monti asked how it would be used and

Mr. Clifford suggested asking the HOA to present it at one of their meetings. Ms. Meneely stated she could also check about putting it on the website.

2. Update on Drainage and Pools for 2022 - Czubkowski

Ms. Czubkowski stated that she included a list of the 2022 projects in the agenda and that only one had not provided insurance. Mr. Urbancic stated that if they were on our property, they needed permission to be there. Mr. Blee advised he would look into it.

There was a general discussion regarding Collier County's new policy on the drainage of pools. Mr. Blee indicated that the HOA was looking for the District to vet the information and incorporate into the community's guidelines. Mr. Monti added that the county's policy was mute on saltwater pools and there was discussion regarding trucking of such water. Mr. Monti stated he would send the policy to the Board Members. Mr. Urbancic indicated he would put together a resolution for the next agenda.

3. Discussion Regarding Board Vacancies

Mr. Clifford stated that he was not comfortable appointing anybody until they were present so they could be interviewed by the Board. He suggested the candidates come to the next meeting to express their interest in serving on the District Board. He also mentioned that they could qualify for a seat through the Supervisor of Elections by noon tomorrow. There was a consensus of the Board to consider the vacancies at the next meeting.

N. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:21 a.m. on a **motion** made by Ms. Czubkowski, seconded by Mr. Monti and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

June 30, 2022

Bohdan Hirniak
Veronawalk CDD

Re: Pond 1 & 2 Algae Removal

Thank you for considering Clarke for your harvesting needs for Pond 1 & 2.

As you know we have been treating the front ponds on a continually basis for months now with mixed results. The ponds are lined, shallow and highly organic making it the perfect environment for algae issues. After our discussion and site visit below we are recommending periodic algae removal as need per your request for the front two ponds.

We will provide pond cleanup to ponds 1 and 2 using a Truxor amphibious machine to remove as much algae as possible. All removed material will be placed on the shoreline and moved by a loader to a designated spot on grounds at Veronawalk. Included in the removal fee is the Truxor, loader and operator.

If additional days are needed they will be charged according to the day rate.

\$2,950.00/day rate

SIGNING AND RETURNING this document authorizes Clarke to perform the services stipulated within this contract.

PRINT CUSTOMER NAME: _____ TITLE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE COLLIER COUNTY PROTOCOL RELATING TO DEWATERING OF POOLS; RECOMMENDING THAT VERONAWALK HOMEOWNERS ASSOCIATION, INC. ADOPT A CONFORMING PROTOCOL AND INCORPORATE THE SAME INTO THE VERONAWALK COMMUNITY RULES AND REGULATIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Verona Walk Community Development District (the “District”) is a community development district established for purposes that include the ownership and operation of the master stormwater management system benefiting the residential development known generally as VeronaWalk; and

WHEREAS, VeronaWalk 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 VeronaWalk including the review and approval of applications from property owners for exterior modifications to their properties and also covenant enforcement; and

WHEREAS, the dewatering of pools, if not done correctly, could have a significant, adverse effect upon the District’s stormwater management system; and

WHEREAS, the District recognizes that Collier County has established the dewatering protocols attached hereto and made a part hereof as **Exhibit “A”** (“**County Protocol**”); and

WHEREAS, the District hereby adopts the County Protocol in relation to the dewatering of pools within the boundaries of the District; and

WHEREAS, further, the District finds as follows: (i) the proper dewatering of pools and the protection of the stormwater management system serving the VeronaWalk community from pollution is in the best interest of District and (ii) the collaborative education and enforcement of a uniform policy on the proper dewatering of pools is in the best interest of the VeronaWalk community. As such, by the adoption of this Resolution, the District recommends that the HOA adopt a conforming policy on the dewatering of pools and incorporate the same into the Rules and Regulations of the HOA. Further, in addition to the County Protocol, the District recommends that the HOA include in its Rules and Regulations a provision that the homeowner and the applicable contractor engaged in dewatering be held responsible for compliance and that the homeowner be responsible for any damage to sod or other landscaping caused by any dewatering activities.

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. Pool Dewatering Policy. The County Protocol attached hereto and made a part of this Resolution as **Exhibit “A”** is hereby approved as the policy of the District.

Section 3. Continuing Effect. The policy 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 policy, as applicable.

Section 4. Recommendation to HOA. The proper dewatering of pools and the protection of the stormwater management system serving the VeronaWalk community from pollution is in the best interest of District and the HOA. Further, the collaborative education and enforcement of a uniform policy on the proper dewatering of pools is in the best interest of the VeronaWalk community. As such, the District hereby recommends that the HOA adopt a policy consistent with the County Protocol on the dewatering of pools and incorporate the same into the Rules and Regulations of the HOA. Further, in addition to the County Protocol, the District recommends that the HOA include in its Rules and Regulations a provision that the homeowner and the applicable contractor engaged in dewatering be held responsible for compliance and that the homeowner be responsible for any damage to sod or other landscaping caused by any dewatering activities.

Section 5. 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 6. 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 7. Effective Date. This Resolution shall take effect immediately upon adoption.

2 PASSED AND ADOPTED at a meeting of the Board of Supervisors of Verona Walk Community Development District this 21st day of July, 2022.

Attest:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Kathleen Meneely, Secretary

Patrick Clifford, Vice Chairman

Exhibit “A”



DEWATERING PROTOCOL

Any swale, drainage ditch, or stormwater inlet is connected to natural waterways, not a treatment plant. If wastewater generated by pool dewatering enters the stormwater system, it will flow to natural waters such as the Cocohatchee River, Gordon River, Naples Bay, and the Gulf of Mexico. Consequently, only uncontaminated stormwater is allowed to enter the stormwater system.

PROTECT OUR WATERWAYS

To protect the natural waterways, pollution is prohibited from entering the stormwater systems by Federal (Clean Water Act, Section 402(p)(6)0, state (Florida Administrative Code, Chapter 62-624), and local (Collier County Pollution Control Ordinance No. 2019-17) regulations.

Discharge of water drained from pools or groundwater (from dewatering during pool installation or repair) to any surface water or stormwater feature that does not meet water quality standards is illegal. Illegal discharges can cause an increase in sediment, metals, or other contaminants that negatively impact the water quality. If discharge is unavoidable, then a permit is required that outlines the best management practices (BMP's) that will be implemented. Illegal discharge can result in a stop work order on the site, fines, and expensive cleanups.

REMEMBER THESE POLLUTION PREVENTION TIPS

- Discharge to vegetated, stabilized areas within property boundaries to allow water to percolate naturally into the ground.
- Identify local stormwater structures and waterbodies to determine where the water flows so it can be diverted if necessary to prevent an offsite discharge.
- If discharging offsite, apply in advance for the proper permits including, but not limited to:
 - Right of Way permit, issued by Collier County Growth Management
 - Dewatering permit, issued by South Florida Water Management District



Illegal dewatering to the stormwater system



Illegal dewatering to surface waters

Live Green. Save Blue. Report Pollution.

239-252-2502 | pollution_control@colliercountyfl.gov
www.LiveGreenSaveBlue.com



Dewatering Guidelines for Collier County Maintained Roads

OPTION A: No Right-of-Way Permit Required. Let groundwater, surface water or dechlorinated pool water (total chlorine residual must be less than or equal to 0.01 mg/L and pH between 6.5 and 8.5 standard units) percolate back into the ground. This process should not create any erosion or flooding issues. Pump flow should be adjusted accordingly to achieve this.

OPTION B: No Right-of-Way Permit Required. If Option A is not feasible, discharge of the water into the swale or roadway is permitted as follows:

- Allow approximately 20 feet of grassy area between the discharging hose and the swale or roadway. If only clear water is entering the swale or roadway, and as long as the discharge is not creating any erosion or flooding, no sediment and erosion control measures need to be installed.

OPTION C: Right-of-Way Permit Required. If Options A or B are not feasible, discharge of the water into the swale or roadway is permitted as follows:

- Obtain a Right-of-Way Permit (approximately \$200- Please see the Right-of-Way Fee Schedule for Right-of-Way permit fees).
 - A Right-of-Way Permit application with a sediment and erosion control plan must be submitted before dewatering activities can begin. Once the permit is granted then discharge directly into the swale or roadway is permissible, as long as proper sediment and erosion control measures are installed to ensure that all sediment is contained on-site. All mobilized sediment must be properly remediated after dewatering is complete and the area must be returned to original conditions. The Right of Way Permit and the sediment and erosion control plan must be kept on-site during work.

OPTION D: Industrial User Discharge Permit Required (IUDP). If Options A, B, and C are not feasible, discharge of ONLY dechlorinated pool water (does not apply to groundwater) to the sanitary sewer system is permitted as follows:

- Obtain an IUDP (approximately \$500 plus the cost of required wastewater analysis).
 - An IUDP application with analytical results must be submitted and approved, prior to discharge to the sanitary sewer system. Contact the Department of Public Utilities Industrial Pretreatment Program at 239-252-6886 for the required IUDP application.

Please Contact Collier County Pollution Control with any questions.

Live Green. Save Blue. Report Pollution.

239-252-2502 | pollution_control@colliercountyfl.gov
www.LiveGreenSaveBlue.com

From: bphirniak@aol.com <bphirniak@aol.com>
Sent: Monday, July 11, 2022 2:12 PM
To: Kathleen Dailey <kdailey@sdsinc.org>
Cc: mpclifford108@gmail.com
Subject: Fwd: Verona Walk Lake Bank Trimming

Folks,

As I had mentioned previously, I have been trying for the last several weeks to get an acceptable price for the trimming of all of the lake banks in Verona Walk. I have had poor success.

I have the following written proposals. If memory serves, our last year's cost for one such mowing was with the Ground Guys for \$8,800. Our budget for 2022 for one such mowing is \$10,000.

The proposals for one mowing to happen in the next weeks are:

Soto - \$27,000
Ground Guys - \$22,722
Duvall - \$16,200

I have been doing an informal survey of how other communities handle this need and have arrived at the conclusion that if not all than the vast majority rely on their regular landscape maintenance contractor to do that work. I believe that this would be the least costly way of doing it.

I have learned that the Verona Walk HOA will soon be going be going out for proposals for next year's landscape maintenance work. I strongly recommend that we ask our HOA to include Lake Bank Mowing in this work so that a best price can be achieved.

For this season I recommend that we authorize Duvall to do this year's moving at their proposed price since the lake banks are looking rather ragged.

Bohdan

AGREEMENT FOR MOWING SERVICES

THIS AGREEMENT FOR MOWING SERVICES (this “**Agreement**”) is entered into as of this _____ day of _____, 2022, by and between **VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **VERONAWALK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “**Association**”).

R E C I T A L S:

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Collier County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems and other infrastructure within the VeronaWalk community; and

WHEREAS, the Association is a private not-for-profit corporation formed pursuant to Chapters 617 and 720, Florida Statutes that owns and operates certain community infrastructure and amenity facilities located within the VeronaWalk community and provides certain services to the community such as landscaping maintenance; and

WHEREAS, included within the maintenance responsibilities of the District is the responsibility to maintain certain stormwater management improvements including ponds within the District’s boundaries (the “**District Ponds**”); and

WHEREAS, surrounding the District Ponds, there are various sodded areas on real property of the District that are in need of periodic mowing (the “**District Property**”). Said District Property is adjacent to other sodded areas within the VeronaWalk community that are currently the responsibility of the Association to mow, and which the Association does mow through the engagement of a third-party landscaper; and

WHEREAS, the District desires to contract with the Association to have the Association engage a third-party landscaper to mow the District Property; and

WHEREAS, the Association agrees to undertake the responsibility for engaging a third-party landscaper to mow the District Property on the terms and conditions set forth herein; and

WHEREAS, the District and the Association agree that having the Association engage a third-party landscaper to handle the mowing of the District Property is expected to provide for easier administration, potential cost savings, and anticipated efficiencies in mowing activities.

NOW, THEREFORE, the District and the Association agree as follows:

1. **Recitals.** The above recitals are true and correct and incorporated herein by this reference.
2. **Finding.** The District and the Association expressly agree that having the Association engage a third-party landscaper to handle the mowing of the District Property is expected to provide for easier administration, potential cost savings, and anticipated efficiencies in mowing activities.
3. **Manner of Performance.** The Association agrees to engage a third-party landscaper to handle the periodic mowing of the District Property (the “**Mowing Oversight Services**”). Specifically, the Mowing Oversight Services to be performed by the Association will include the following:

a. The Association shall, on an annual basis, obtain a proposal form one or more qualified third-party landscapers to perform the periodic mowing of the District Property (each, a "**Proposal**"). The Proposal(s) shall be submitted to the District for review no later than May 1 of each year, and the District shall have the exclusive right to approve the Proposal selected by the District for third-party landscaper, its proposed annual fees, and mowing schedule (the "**Contract**"). In addition to other requirements set forth herein, it shall be a requirement of any Contract with a third-party landscaper that the Contract contain a provision allowing for termination of the same for any or no reason upon thirty (30) days written notice by the Association to the third-party landscaper.

b. The Association shall manage the Contract and monitor the third-party landscaper in the performance of its work and obligations under the Contract.

c. The Association advise the District on matters related to the Contract and ongoing mowing of the District Property.

d. The Association shall report to the District any issues observed or reported by the third-party landscaper in relation mowing of the District Property.

e. The Association shall maintain any records relating to the mowing of the District Property separate from its other Association records, including records of correspondence with the third-party landscaper and correspondence regarding any Contract, and have them available for inspection by the District upon request. At the termination of this Agreement for any reason, the Association shall, within thirty (30) days following the termination date, remit and deliver to the District copies of all records and documents relating to and associated with the performance of the Association under this Agreement.

During the Initial Term (hereinafter defined) of this Agreement (and any Renewal Terms, as such term is hereinafter defined), the Association and the third-party landscaper engaged by the Association shall have a non-exclusive license to enter upon the District Property to the extent reasonably necessary to carry out the Association's obligations under this Agreement.

4. **Payment.** The District agrees to reimburse the Association for the direct cost of the Contract, without markup. For purposes of clarity, the Association is providing the Mowing Oversight Services at no cost to the District other than the direct cost of the Contract. The Association agrees to render invoices to the District, in writing, which shall be delivered, mailed, or emailed to the District, which invoices will be due and payable within thirty (30) days after receipt by the District. Each invoice will include such supporting information as the District may reasonably require the Association to provide.

5. **Representative.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have the authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Association's services. The District initially designates the District's Manager or his/her authorized designee to act as the District's representative. The Association agrees to meet with the District's representative, as designated by the District Manager, as is reasonably necessary to evaluate the District Property and discuss conditions, schedules, and items of concern regarding this Agreement.

6. **Term.** The initial term of this Agreement will commence on October 1, 2022 ("**Commencement Date**") and will run through September 30, 2023 ("**Initial Term**"), unless terminated prior to that time by either party pursuant to a provision of this Agreement. After the Initial Term, this Agreement will automatically renew for additional one (1) year periods (October 1st through September

30th of the next year) (each, a “**Renewal Term**”) unless terminated by either party as provided for herein. Either party may terminate this Agreement for any or no reason upon ninety (90) days written notice to the other party. All obligations arising under this Agreement shall be null and void as of the termination date, except for the Association's obligations to turn over any applicable District records in the Association's possession and except for the District's obligation to pay any invoices for services received for mowing of the District Property by the third-party landscaper pursuant to a Contract through the applicable termination date.

7. **Independent Contractor.** In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

8. **Liens and Claims.** The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

9. **Insurance.** The Association shall require in any Contract for a third-party landscaper (or any subcontractor thereof) to perform all or part of the Associations' services hereunder to procure and maintain, until the completion of the landscaper's work, insurance of the following types and to the limits specified unless such insurance requirements for the landscaper are expressly modified or waived in writing by the District:

a. Commercial general liability including contractual liability insurance coverage of \$1,000,000 combined single limit bodily injury and property damage per occurrence, and \$2,000,000 general aggregate.

b. Worker's compensation insurance coverage insurance shall be in full compliance with Florida statutory requirements.

c. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, and its officers and supervisors, shall be named as an additional insured on all policies required (excluding worker's compensation). The general liability policy shall provide the District with thirty (30) days' prior written notice of non-renewal or ten (10) days prior written notice for nonpayment of premium. An acceptable certificate of insurance will be provided to the District annually evidencing compliance with the foregoing insurance requirements. Insurance coverage shall be from one or more reputable insurance

carriers that are licensed to conduct business in the State of Florida, which carriers shall be reasonably acceptable to the District.

10. **Amendments.** This Agreement may not be changed, modified or terminated, except by an instrument executed by the parties hereto.

11. **Assignment.** This Agreement may not be assigned by the Association or the District without the prior written specific consent of the other party, which consent may be withheld in that party's sole and absolute discretion; provided, however, that the Association may contract with third party contractors to perform the work under this Agreement without the consent of the District.

12. **Notices.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other parties pursuant to this Agreement will be effective and valid only if in writing, signed by the party giving notice and either (i) delivered personally to the other parties; (ii) sent by commercial courier or delivery service; (iii) email, addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice will be considered given when received, except that if delivery is not accepted, notice will be considered given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, will be considered received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period will be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government will not be regarded as business days. Counsel may deliver notice on behalf of the party represented. Initial addresses for the parties include:

If to District:

Verona Walk Community Development District
Attn: Kathleen Meneely, District Manager
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
kdailey@sdsinc.org

With a copy to:

Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
gurbancic@cyklawfirm.com

If to Association:

Veronawalk Homeowners Association, Inc.,
Attn: _____
8090 Sorrento Lane, Suite 1
Naples, FL 34114
_____ @ _____

The addressees and addresses for the purpose of this Section may be changed by either party by giving written notice of such change to the other party in the manner provided herein. For the purpose of changing such addresses or addressees only, unless and until such written notice is received, the last addressee and respective address stated herein shall be deemed to continue in effect for all purposes.

13. **Governing Law.** This Agreement is made and shall be governed and construed by the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the State court of appropriate jurisdiction in Collier County, Florida.

14. **Public Records Law.** The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Association acknowledges that the designated public records custodian for the District is Kathleen Meneely (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Association shall 1) keep and maintain public records required by the District to perform the Mowing Oversight Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Association’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Association, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Association to comply with Section 119.0701, Florida Statutes may subject the Association to penalties under Section 119.10, Florida Statutes. Further, in the event the Association fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT MERITUS CORP. C/O KATHLEEN MENEELY; TELEPHONE: (914) 875-4195; EMAIL: KDAILEY@SDSINC.ORG, AND MAILING ADDRESS: C/O SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, PALM BEACH GARDENS, FL 33410.

15. **E-Verify.** The Association shall comply with all applicable requirements of Section 448.095, Florida Statutes. Association shall register with and use the U.S. Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. If the Association enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide the Association with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Association shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term “subcontractor” shall have such

meaning as provided in Section 448.095(1)(j), Florida Statutes and the term “unauthorized alien” shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If the Association has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then the Association shall terminate the contract with such person or entity. Further, if the District has a good faith belief that a subcontractor of the Association knowingly violated Section 448.095, Florida Statutes, but the Association otherwise complied with its obligations hereunder, the District shall promptly notify the Association and upon said notification, the Association shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, the District may immediately terminate this Agreement for cause if there is a good faith belief that the Association knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by the District.

By entering into this Agreement, the Association represents that no public employer has terminated a contract with the Association under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. The District has materially relied on this representation in entering into this Agreement with the Association.

16. **Counterparts.** This Agreement may be executed in several counterparts or by separate instruments, and all of such counterparts and instruments shall constitute one agreement, binding on all of the parties hereto.

17. **Electronic Signatures.** An electronic signature will be considered an original signature on this Agreement and any related documents or subparts and will have the same force and effect as a written signature unless prohibited by Florida law. Electronic signatures include, but are not limited to, facsimiles, electronic signatures, portable document format (PDF), and any other electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a party with the intent to sign the Agreement or any other document related to this Agreement.

18. **Sovereign Immunity.** The Association agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District’s limitations on liability set forth in Section 768.28, Florida Statutes, and/or other applicable law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

19. **Severability.** In the event any provision of this Agreement is deemed to be unenforceable under applicable law, the remainder of this Agreement shall continue to be enforceable and said provision shall be automatically modified and/or limited so that it is enforceable.

20. **Authorization.** Both parties have the requisite approvals and authority to execute and bind the parties.

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

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth below.

DISTRICT:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

Kathleen Meneely, Secretary

By: _____
Patrick Clifford, Vice Chairman

Date: _____

ASSOCIATION:

**VERONAWALK HOMEOWNERS
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: _____

Name: _____

Title: _____

Date: _____

Verona Walk
Community Development District

**Financial Report For
June 2022**

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

	Annual Budget 10/1/21 - 9/30/22	Actual Jun-22	Year To Date Actual 10/1/21 - 6/30/22
REVENUES			
O & M ASSESSMENTS	311,297	2,675	311,420
DEBT ASSESSMENTS - SERIES 2013	516,740	4,432	515,777
DEBT ASSESSMENTS - SERIES 2018	582,655	5,009	582,893
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	600
TOTAL REVENUES	\$ 1,411,172	\$ 12,116	\$ 1,410,690
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	40,500	3,627	32,647
VEHICLE - CART	0	0	0
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	26	173
LAKE SPRAYING (CLARK)	72,500	5,650	50,850
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	0	23,959
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	2,800	10,851
GOLF CART STORAGE	1,200	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 209,745	\$ 12,103	\$ 121,648
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	7,542
MANAGEMENT	46,944	3,912	35,208
SECRETARIAL	4,200	350	3,150
LEGAL	16,500	0	6,335
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	679
MISCELLANEOUS/CONTINGENCY	2,400	112	829
POSTAGE	700	57	423
OFFICE SUPPLIES	1,125	143	686
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,500
TRUSTEE FEES - SERIES 2013	4,730	4,730	4,730
TRUSTEE FEES - SERIES 2018	4,100	0	3,709
CONTINUING DISCLOSURE FEE	1,000	0	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 122,074	\$ 9,471	\$ 76,438
TOTAL EXPENDITURES	\$ 331,819	\$ 21,574	\$ 198,086
REVENUES LESS EXPENDITURES	\$ 1,079,353	\$ (9,458)	\$ 1,212,604
BOND PAYMENTS (SERIES 2013)	(477,985)	(4,344)	(486,494)
BOND PAYMENTS (SERIES 2018)	(538,956)	(4,909)	(549,800)
BALANCE	\$ 62,412	\$ (18,711)	\$ 176,310
ADMINISTRATIVE COSTS	(48,668)	(242)	(27,142)
DISCOUNTS FOR EARLY PAYMENTS	(57,133)	0	(52,909)
EXCESS/ (SHORTFALL)	\$ (43,389)	\$ (18,953)	\$ 96,259
CARRYOVER FROM PRIOR YEAR	43,389	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (18,953)	\$ 96,259

Bank Balance As Of 6/30/22	\$ 742,514.34
Accounts Payable As Of 6/30/22	\$ 33,924.59
Accounts Receivable As Of 6/30/22	\$ -
Available Funds As Of 6/30/22	\$ 708,589.75

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

	<u>Oct 21 - June 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	311,420.03	311,297.00	123.03	100.04%
363.812 · Debt Assessments (Series 2013)	515,776.60	516,740.00	-963.40	99.81%
363.813 · Debt Assessments (Series 2018)	582,892.55	582,655.00	237.55	100.04%
363.822 · Debt Assesmnt-Pd To Trustee-13	-486,494.45	-477,985.00	-8,509.45	101.78%
363.823 · Debt Assesmnt-Pd To Trustee-18	-549,800.15	-538,956.00	-10,844.15	102.01%
363.830 · Assessment Fees	-27,141.74	-48,668.00	21,526.26	55.77%
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	600.52	480.00	120.52	125.11%
Total Income	<u>294,344.47</u>	<u>331,819.00</u>	<u>-37,474.53</u>	<u>88.71%</u>
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	10,851.19	1,250.00	9,601.19	868.1%
511.310 · Engineering	7,542.36	14,500.00	-6,957.64	52.02%
511.311 · Management Fees	35,208.00	46,944.00	-11,736.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	6,335.00	16,500.00	-10,165.00	38.39%
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	679.00	2,100.00	-1,421.00	32.33%
511.512 · Miscellaneous	829.18	2,400.00	-1,570.82	34.55%
511.513 · Postage and Delivery	422.74	700.00	-277.26	60.39%
511.514 · Office Supplies	685.80	1,125.00	-439.20	60.96%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,499.94	2,000.00	-500.06	75.0%
512.736 · Continuing Disclosure Fee	1,000.00	1,000.00	0.00	100.0%
513.733 · Trustee Fees - Series 2013	4,730.00	4,730.00	0.00	100.0%
514.100 · Golf Cart Storage	0.00	1,200.00	-1,200.00	0.0%
514.101 · Field Inspector	32,647.05	40,500.00	-7,852.95	80.61%
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	172.65	2,750.00	-2,577.35	6.28%
514.106 · Lake Spraying (Clark)	50,850.00	72,500.00	-21,650.00	70.14%
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%
Total Expense	<u>198,085.88</u>	<u>331,819.00</u>	<u>-133,733.12</u>	<u>59.7%</u>
Net Income	<u><u>96,258.59</u></u>	<u><u>0.00</u></u>	<u><u>96,258.59</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District
Balance Sheet
As of June 30, 2022

	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	742,514.34	0.00	0.00	0.00	0.00	742,514.34
Total Current Assets	742,514.34	0.00	0.00	0.00	0.00	742,514.34
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	-8,050,146.00	0.00	-8,050,146.00
Total Fixed Assets	0.00	0.00	0.00	7,430,894.00	0.00	7,430,894.00
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 - 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	123,984.98	207,237.67	0.00	0.00	331,222.65
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	355,826.89	355,826.89
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	264,575.90	264,575.90
Amount To Be Provided	0.00	0.00	0.00	0.00	10,222,597.21	10,222,597.21
Total Other Assets	0.00	355,826.89	264,575.90	0.00	10,843,000.00	11,463,402.79
TOTAL ASSETS	742,514.34	355,826.89	264,575.90	7,430,894.00	10,843,000.00	19,636,811.13
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	33,924.59	0.00	0.00	0.00	0.00	33,924.59
Total Current Liabilities	33,924.59	0.00	0.00	0.00	0.00	33,924.59
Long Term Liabilities						
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
Total Long Term Liabilities	0.00	0.00	0.00	0.00	10,843,000.00	10,843,000.00
Total Liabilities	33,924.59	0.00	0.00	0.00	10,843,000.00	10,876,924.59
Equity						
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	96,258.59	-28,406.27	-1,214.34	0.00	0.00	66,637.98
Investment In Gen Fixed Assets	0.00	10.00	0.00	15,481,040.00	0.00	15,481,050.00
Total Equity	708,589.75	355,826.89	264,575.90	7,430,894.00	0.00	8,759,886.54
TOTAL LIABILITIES & EQUITY	742,514.34	355,826.89	264,575.90	7,430,894.00	10,843,000.00	19,636,811.13