



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
DECEMBER 15, 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
December 15, 2022
10:00 a.m.

- A. Call to Order
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VERONA WALK COMMUNITY DEV.
2501 A BURNS RD

PALM BEACH GARDENS, FL 33410

VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

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 or by publication on the newspaper's website, if authorized, on

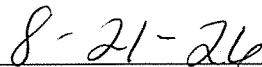
Issue(s) dated: 10/11/2022



Subscribed and sworn to before on October 11, 2022:



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$427.00
Ad No: 0005442832
Customer No: 1308371
PO #: reg mtg schedule
of Affidavits 1

NICOLE JACOBS
Notary Public
State of Wisconsin

This is not an invoice

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 20, 2022
- November 17, 2022
- December 15, 2022
- January 19, 2023
- February 16, 2023
- March 16, 2023
- April 20, 2023
- May 18, 2023
- June 15, 2023
- July 20, 2023
- August 17, 2023
- September 21, 2023

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
October 11, 2022

5442832

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 20, 2022**

A. CALL TO ORDER

The October 20, 2022, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:04 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 11, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, as legally required.

D. ESTABLISH A QUORUM

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

Chairperson	Marilyn Czubkowski	Present
Vice Chairman	Peter Monti	Present
Supervisor	Pat Clifford	Present
Supervisor	Jack Hogan	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: Dennis Shaffer, Daniel Miller, Jeanne Condle, Herb Czeschin and Jane Monti.

E. ELECTION OF OFFICERS

A **motion** was made by Mr. Clifford, seconded by Mr. Monti and passed unanimously to keep the officers the same and adding Jack Hogan as an Assistant Secretary.

F. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Czubkowski requested the addition of a discussion on street sweeping and Mr. Monti requested the addition of a discussion on recreational users of the ponds feeding alligators.

A motion was made by Mr. Hogan, seconded by Mr. Monti and passed unanimously adding the above noted items under Board Member Comments.

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

Mr. Czeschin asked about the preserve land in limbo from Winding Cypress. Mr. Clifford responded that it was never been given to the CDD and is therefore not the Verona Walk CDD’s responsibility.

H. APPROVAL OF MINUTES

1. August 18, 2022, Public Hearing & Regular Board Meeting

The August 18, 2022, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Clifford, seconded by Mr. Monti and passed unanimously approving the August 18, 2022, Public Hearing & Regular Board Meeting Minutes, as presented.

I. OLD BUSINESS

1. Update on Condition of Ponds One and Two

Mr. Hirniak advised that the algae had been considerably reduced due to the storms, but is cyclical and will increase at the end of wet season. He added that the HOA has claimed that the fountain failure was due to algae, but it is the sediment of the ground mixed with algae that seems to be the problem and he will report back on the issue. Mr. Clifford added that a fountain also broke in a lake that does not have any algae. Ms. Czubkowski indicated that she and Mr. Hirniak will meet with Clarke about their spraying and update on testing.

J. NEW BUSINESS

1. Consider Resolution No. 2022-06 – Adopting a Fiscal Year 2021/2022 Amended Budget

Resolution No. 2022-06 was presented, entitled:

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Monti, seconded by Mr. Clifford and passed unanimously adopting Resolution No. 2022-06, as presented.

2. Status Update of All Ponds Following Hurricane Ian

Mr. Hirniak advised that the system worked as designed and the water conditions were good. Mr. Monti asked about having Benchmark test the water and Mr. Hirniak stated he would call to have them do another test.

3. Discussion Regarding Future Lake Bank Trimming

Mr. Hirniak stated that there was \$16,200 in the budget for lake bank trimming. Mr. Monti indicated that the Landscape Committee had the cost separate so Greenscapes, who takes over January 1, 2023, can do as needed.

The Regular Board Meeting was then recessed and a Meeting of the Auditor Selection Committee was opened.

K. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

A **motion** was made by Mr. Clifford, seconded by Mr. Monti and passed unanimously selecting Grau & Associates as the District's auditor.

Ms. Czubkowski advised that the golf cart was not in the audit and since it cost over \$5,000, it may need to be included. Ms. Meneely indicated she would check on this issue.

The Meeting of the Auditor Selection Committee was then closed and the Regular Board Meeting was reconvened.

L. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic stated he had nothing to report.

Ms. Czubkowski asked about the Board vacancy and Mr. Urbancic stated that the seat had been declared vacant by resolution at a prior meeting and the Board could use whatever process they choose as long as they make a good faith effort to fill the seat. Mr. Monti indicated that the Board has done quite a bit of advertising the vacant seat. Ms. Meneely stated she would update the vacancy announcement and Ms. Czubkowski will work with the HOA in getting another email blast out before the end of the year.

2. District Engineer Update

Mr. Cole indicated he had nothing to report.

Ms. Czubkowski stated that the HOA was no longer performing street sweeping and asked if it was required. Mr. Cole indicated it was a requirement for best management practices, as it removes debris to keep from getting into the water management system. Ms. Condle added that the HOA cancelled the service due to lack of efficacy and spoke with sister communities who do not sweep streets. Mr.

Cole stated that the best management practices are required by the SWFWMD permits and need to be maintained. He will get back to the Board once he reviews the permits.

3. Field Inspector Update
a. Report on Stocking of Ponds with Fish

Mr. Hirniak advised he had reviewed the issue and reached out to the County, who has not yet responded. He then called a contractor who stated that no permit was required unless carp was being introduced. He added that there were plenty of fish in the lakes, but it can be seasonal. Mr. Shaffer stated he saw no fish around the bridges. Mr. Hirniak stated that was due to the control structure and fish cannot swim to the east side. Ms. Czubkowski stated that stocking of fish was not a CDD issue and, as a permit is not required, the interested residents can contact Fish & Wildlife. Mr. Clifford added that the water was good, which is the responsibility of the CDD, so no more time should be spent by staff on this issue.

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 upcoming meeting schedule: November 17, 2022, and December 15, 2022. There was a consensus of the Board to cancel the November meeting and to send out an inquiry regarding the December meeting. Discussion ensued regarding the review of resumes received for the open Board seat. It was decided that they Board would discuss this item further at the January 19, 2023, meeting.

M. BOARD MEMBER COMMENTS

Street Sweeping – this item was previously addressed during the meeting.

Discussion Regarding Recreational Users of Lakes Feeding the Alligators – Mr. Monti stated he had recently seen users of the lakes feeding fish, which attracts alligators and is concerned with the Board not taking an official position. He stated the practice was banned by State law and it may be helpful to send a letter to the HOA to enforce the law. He furthered that the practice was dangerous for homeowners and not good for animals. Discussion ensued regarding signage and education. Ms. Condle stated that there had been email blasts on the subject and she was against more signage, as they are ineffective. She added that there were also flyers in the main association office. Mr. Monti suggested the Board go on record to encourage the HOA to take necessary action to enforce a non-feeding policy via a resolution drafted by Mr. Urbancic.

A **motion** was made by Mr. Monti, seconded by Mr. Clifford directing Mr. Urbancic to encourage the HOA to take the necessary action to enforce a non-feeding policy via a resolution. Upon being put to a vote, the **motion** carried 3 to 1 with Mr. Hogan dissenting.

N. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:38 a.m. on a **motion** made by Mr. Monti, seconded by Mr. Clifford and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ENCOURAGING VERONAWALK HOMEOWNERS ASSOCIATION, INC. TO TAKE FURTHER STEPS TO EDUCATE HOMEOWNERS, RESIDENTS AND GUESTS NOT TO FEED WILDLIFE WITHIN THE BOUNDARIES OF VERONAWALK AND TO REPORT VIOLATIONS TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION OR OTHER APPROPRIATE AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Verona Walk Community Development District (the “**District**”) is a community development district that was organized for purposes that include ownership and operation of certain infrastructure within or benefiting the residential development known generally as VeronaWalk; and

WHEREAS, VeronaWalk Homeowners Association, Inc. (the “**HOA**”) is a community association formed pursuant to Chapters 617 and 720, Florida Statutes that provides certain private community functions throughout VeronaWalk and is primarily responsible for the enforcement of certain covenants, conditions and restrictions within VeronaWalk; and

WHEREAS, it has come to the attention of the District that some members of the VeronaWalk community have been feeding the wildlife located within the development; and

WHEREAS, pursuant to Section 379.412, Florida Statutes it is illegal to feed certain wildlife and freshwater fish, including alligators, and a violation of this law carries civil and criminal penalties, as more particularly set forth therein; and

WHEREAS, for the purposes of providing for the general safety and wellbeing of owners, residents and guests of VeronaWalk, the Board of Supervisors of the District (the “**Board**”) encourages the HOA to take further steps to educate the VeronaWalk community not to feed the wildlife, including alligators.

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

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

SECTION 2. EDUCATION RELATING TO THE FEEDING OF WILDLIFE. The District hereby requests and encourages the HOA to take further steps to educate the VeronaWalk community, including the owners, residents and guests thereof, to not feed the various wildlife located within the development, to include alligators, and to report violations of the same, including instances of the feeding of wildlife, to the Florida Fish and Wildlife Conservation Commission or other appropriate agency.

SECTION 3. COPY OF THIS RESOLUTION TO HOA. The District Manager is hereby authorized to submit a copy of this Resolution to the HOA to advise the HOA of the District’s

encouragement for the HOA to take further steps to educate the VeronaWalk community to not feed the wildlife, including alligators, and to report violations of the same to the Florida Fish and Wildlife Conservation Commission or other appropriate agency.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

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

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

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Verona Walk Community Development District this 15th day of December 2022.

Attest:

**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

Kathleen Dailey Meneely, Secretary

Marilyn Czubkowski, Chair