



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
FEBRUARY 16, 2023
10:00 A.M.**

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

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

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
Town Center at Verona Walk
8090 Sorrento Lane
Naples, Florida 34114
REGULAR BOARD MEETING
February 16, 2023
10:00 a.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
 - 1. January 19, 2023 Regular Board Meeting.....Page 2
- H. New Business
 - 1. Presentation by Solitude – Jeff Moding
- I. Old Business
 - 1. Discussion Regarding Communications/Town Hall Meeting
 - 2. Discussion Regarding Lake Bank Restoration
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update
 - 4. District Manager Update
 - a. Financials.....Page 6
- K. Board Members Comments
- L. Adjourn

Naples Daily News

PART OF THE USA TODAY NETWORK

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VERONA WALK COMMUNITY DEV.
2501 A BURNS RD

PALM BEACH GARDENS, FL 33410

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

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

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

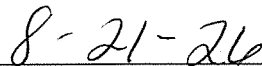
Issue(s) dated: 10/11/2022



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
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NICOLE JACOBS
Notary Public
State of Wisconsin

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VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 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
JANUARY 19, 2023**

A. CALL TO ORDER

The January 19, 2023, 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 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	Absent
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
Field Inspector	Bohdan Hirniak	

Also present were the following: Mike Kurzawski, Herb Czeschin and Jeanne Condle.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Meneely pulled the presentation from Advanced Aquatic and read a memo from Mr. Monti stating that the presentation would be made in April.

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

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

G. APPROVAL OF MINUTES

1. December 15, 2022, Regular Board Meeting

The December 15, 2022, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Clifford, seconded by Mr. Hogan and passed unanimously approving the minutes of the December 15, 2022, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update on Shoreline Trimming

Ms. Czubkowski stated that Mr. Hirniak had received several quotes. Mr. Hirniak went over proposals from Greenscape and Duvall. Mr. Hirniak stated that Greenscapes' proposal was for \$8,400 per treatment to take place 2x per year. He added that this was half the cost of last year's treatment and is quite competitive. Discussion took place that the timing of the trimmings be at the request of the Field Inspector.

A **motion** was made by Mr. Clifford, seconded by Mr. Hogan and passed unanimously approving the Greenscapes' proposal, noting that the timing should be at the request of the Field Inspector.

2. Update on Trimming of Lakes 1 & 2

Ms. Czubkowski indicated that the lakes were cut by Advanced Aquatics at a cost of \$1,560. She noted that Mr. Monti had gotten the bid as per the last meeting and she approved it due to the timing, even though it was \$60 over the authorized price of \$1,500.

A **motion** was made by Mr. Clifford, seconded by Mr. Hogan and passed unanimously ratifying the decision of the Chair to sign the agreement \$60 above the authorized price.

Ms. Czubkowski noted that everything looked really nice.

3. Update on Solitude Takeover and Contact Information

Ms. Czubkowski stated that she and Mr. Hirniak had met with Jeff Moding of Solitude. Ms. Czubkowski noted that the ponds looked nice since they took over and Mr. Hirniak added that the animal life was good. Ms. Czubkowski noted that Solitude would be available to give a presentation at the February 16, 2023, meeting and that the field staff were the same as was with Clarke Aquatics.

I. NEW BUSINESS

1. Presentation of Services from Advanced Aquatics – Mike Sweeney

This item was pulled from the agenda.

2. Discussion Regarding Lake 34 Fountain

Ms. Czubkowski noted that a fountain was not previously installed, but now was. She suggested, in the future, that a resolution be put in place for future installations to include timeframe and

maintenance. Ms. Condle advised that the structures of the two fountains had different manufacturers and both had maintenance contracts.

3. Discussion Regarding Pond Floats

Mr. Hogan indicated that previous discussions with the Board resulted in the floats being painted, but we should also discuss building a stand on the bottom of the lake. Mr. Hirniak advised that the HOA refused to do that and Ms. Condle added that sediment from the lake bottom was a concern for clogging the pipe as well as the fear of alligators for installation. She also added that the floats were painted black in order to be least visible. Mr. Hogan stated that the paint was chipping and Mr. Clifford said the floats would require some maintenance. He asked if they were working and Mr. Hirniak stated there had been no complaints on water discoloration.

4. Consider Applicants for Vacant Seat #4

Ms. Meneely advised that letters of interest/resumes had been received from three residents – Michael Kurzawski, Alexander Shvartsman and Deborah Stramaglio. As Mr. Kurzawski was in the audience, Ms. Meneely asked him to go over his background, which he did. Ms. Czubkowski asked if Mr. Kurzawski was a registered voter in the District and he responded in the affirmative.

After discussion, a **motion** was made by Mr. Clifford, seconded by Mr. Hogan appointing Michael Kurzawski to Seat #4, which expires in 2024.

5. Seat New Board Member

Mr. Kurzawski took his seat at the dais and Ms. Meneely administered his oath of office.

6. Administer Oath of Office and Review Board Member Responsibilities & Duties

Mr. Urbancic went over Board Member responsibilities and duties, including the Sunshine and Public Records laws.

7. Consider Resolution No. 2023-01 – Appointing a Qualified Elector to Fill Seat #3

Mr. Urbancic advised that the resolution was no longer needed, as the appointment was to Seat 4 not Seat 3, so it no longer applied.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

There was no District Attorney Update at this time.

2. District Engineer Update

There was no District Engineer Update at this time.

3. Field Inspector Update

Mr. Hirniak advised that the lake levels were good and the spike rush was dying naturally. He gave an update on a resident who reportedly cut into the spike rush.

Mr. Hogan indicated that a community presentation was discussed at one time. Ms. Czubkowski noted that Mr. Monti had felt that residents would not give it any attention. Discussion ensued on the timing of such a presentation and it was decided that the Chairman would speak to the HOA president to find out if such a presentation was warranted and if so, what the best timing would be.

4. District Manager Update

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

Ms. Meneely reminded the Board of the upcoming meetings: February 16, 2023, and March 16, 2023.

Ms. Meneely advised of the available stipend for Board Members. Mr. Kazawski waived the stipend.

K. BOARD MEMBER COMMENTS

Ms. Meneely read Mr. Monti's update regarding the littoral project.

Mr. Clifford thanked Mr. Kurzawski for stepping up and serving the community by volunteering to serve on the CDD. Ms. Meneely pointed out that all of the Board seats were now filled.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:30 a.m. on a **motion** made by Mr. Kurzawski, seconded by Mr. Clifford and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Verona Walk
Community Development District

**Financial Report For
January 2023**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jan-23	Year To Date Actual 10/1/22 - 1/31/23
REVENUES			
O & M ASSESSMENTS	311,297	11,638	289,711
DEBT ASSESSMENTS - SERIES 2013	515,565	18,120	478,806
DEBT ASSESSMENTS - SERIES 2018	582,655	20,478	541,110
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	119
TOTAL REVENUES	\$ 1,409,997	\$ 50,236	\$ 1,309,746
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,000	0	11,257
VEHICLE - CART	0	0	0
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	0	44
LAKE SPRAYING (CLARK)	1,200	6,571	24,547
LAKE WATER QUALITY TESTING (BENCHMARK)	77,500	0	0
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	0	0
LAKE BANK MOWING	20,000	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	12,000	0	0
STORM PIPE & EROSION REPAIRS	5,000	0	0
DREDGING	50,000	0	0
MISCELLANEOUS MAINTENANCE (SIGNS)	1,000	0	0
GOLF CART STORAGE	1,250	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 221,245	\$ 6,571	\$ 35,848
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	854
MANAGEMENT	48,348	4,029	16,116
SECRETARIAL	4,200	350	1,400
LEGAL	16,500	350	1,574
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	3,900	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,250	0	6,474
LEGAL ADVERTISING	2,050	0	1,365
MISCELLANEOUS/CONTINGENCY	2,200	102	231
POSTAGE	700	21	198
OFFICE SUPPLIES	1,075	59	183
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	166	667
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	500	0	0
CONTINUING DISCLOSURE FEE - SERIES 2018	500	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,028	\$ 5,077	\$ 29,237
TOTAL EXPENDITURES	\$ 345,273	\$ 11,648	\$ 65,085
REVENUES LESS EXPENDITURES	\$ 1,064,724	\$ 38,588	\$ 1,244,661
BOND PAYMENTS (SERIES 2013)	(476,898)	(17,223)	(450,657)
BOND PAYMENTS (SERIES 2018)	(538,956)	(19,464)	(509,299)
BALANCE	\$ 48,870	\$ 1,901	\$ 284,705
ADMINISTRATIVE COSTS	(48,628)	(961)	(25,142)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	(1,493)	(51,809)
EXCESS/ (SHORTFALL)	\$ (56,843)	\$ (553)	\$ 207,754
CARRYOVER FROM PRIOR YEAR	56,843	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (553)	\$ 207,754

Bank Balance As Of 1/31/23	\$ 1,052,325.02
Accounts Payable As Of 1/31/23	\$ 205,030.38
Accounts Receivable As Of 1/31/23	\$ -
Available Funds As Of 1/31/23	\$ 847,294.64

Verona Walk Community Development District
Budget vs. Actual
October 2022 through January 2023

	<u>Oct '22 - Jan 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	289,711.37	311,297.00	-21,585.63	93.07%
363.812 · Debt Assessments (Series 2013)	478,805.50	515,565.00	-36,759.50	92.87%
363.813 · Debt Assessments (Series 2018)	541,110.45	582,655.00	-41,544.55	92.87%
363.822 · Debt Assessmnt-Pd To Trustee-13	-450,657.15	-476,898.00	26,240.85	94.5%
363.823 · Debt Assessmnt-Pd To Trustee-18	-509,299.25	-538,956.00	29,656.75	94.5%
363.830 · Assessment Fees	-25,142.36	-48,628.00	23,485.64	51.7%
363.831 · Discounts For Early Payments	-51,808.56	-57,085.00	5,276.44	90.76%
369.399 · Carryover From Prior Year	0.00	56,843.00	-56,843.00	0.0%
369.401 · Interest Income	118.62	480.00	-361.38	24.71%
Total Income	<u>272,838.62</u>	<u>345,273.00</u>	<u>-72,434.38</u>	<u>79.02%</u>
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	0.00	1,250.00	-1,250.00	0.0%
511.310 · Engineering	854.25	14,500.00	-13,645.75	5.89%
511.311 · Management Fees	16,116.00	48,348.00	-32,232.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	1,573.50	16,500.00	-14,926.50	9.54%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.450 · Insurance	6,474.00	7,250.00	-776.00	89.3%
511.480 · Legal Advertisements	1,365.00	2,050.00	-685.00	66.59%
511.512 · Miscellaneous	231.30	2,200.00	-1,968.70	10.51%
511.513 · Postage and Delivery	197.92	700.00	-502.08	28.27%
511.514 · Office Supplies	183.00	1,075.00	-892.00	17.02%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
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	11,257.35	42,000.00	-30,742.65	26.8%
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	43.55	2,750.00	-2,706.45	1.58%
514.106 · Lake Spraying (Clark)	24,547.00	77,500.00	-52,953.00	31.67%
514.107 · Lake H2O Quality Tests-Benchmrk	0.00	6,000.00	-6,000.00	0.0%
514.108 · Lake Littoral & Lake Bank Plant	0.00	20,000.00	-20,000.00	0.0%
514.109 · Outfall Pipe & Structure Insp &	0.00	5,000.00	-5,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	0.00	50,000.00	-50,000.00	0.0%
514.111 · Lake Bank Mowing	0.00	12,000.00	-12,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
Total Expense	<u>65,084.51</u>	<u>345,273.00</u>	<u>-280,188.49</u>	<u>18.85%</u>
Net Income	<u>207,754.11</u>	<u>0.00</u>	<u>207,754.11</u>	<u>100.0%</u>

Verona Walk Community Development District
Balance Sheet
As of January 31, 2023

	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	1,052,325.02	0.00	0.00	0.00	0.00	1,052,325.02
Total Current Assets	1,052,325.02	0.00	0.00	0.00	0.00	1,052,325.02
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	-8,669,388.00	0.00	-8,669,388.00
Total Fixed Assets	0.00	0.00	0.00	6,811,652.00	0.00	6,811,652.00
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	90,734.05	102,540.85	0.00	0.00	193,274.90
Investments - Sinking Acct	0.00	0.00	0.13	0.00	0.00	0.13
Investments - Interest Acct	0.00	0.00	0.01	0.00	0.00	0.01
Investments - Reserve Acct	0.00	230,568.75	50,355.34	0.00	0.00	280,924.09
Investments - Revenue Acct	0.00	362,649.83	518,920.95	0.00	0.00	881,570.78
Investments - Prepayment Acct	0.00	922.25	7,103.02	0.00	0.00	8,025.27
Investments - Excess Revenue	0.00	165.17	0.00	0.00	0.00	165.17
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	685,040.05	685,040.05
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	678,920.30	678,920.30
Amount To Be Provided	0.00	0.00	0.00	0.00	9,444,039.65	9,444,039.65
Total Other Assets	0.00	685,040.05	678,920.30	0.00	10,808,000.00	12,171,960.35
TOTAL ASSETS	1,052,325.02	685,040.05	678,920.30	6,811,652.00	10,808,000.00	20,035,937.37
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	205,030.38	0.00	0.00	0.00	0.00	205,030.38
Total Current Liabilities	205,030.38	0.00	0.00	0.00	0.00	205,030.38
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	170,000.00	170,000.00
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	10,808,000.00	10,808,000.00
Total Liabilities	205,030.38	0.00	0.00	0.00	10,808,000.00	11,013,030.38
Equity						
Retained Earnings	639,540.53	363,103.05	271,614.05	-8,669,388.00	0.00	-7,395,130.37
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	207,754.11	321,937.00	407,306.25	0.00	0.00	936,997.36
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	847,294.64	685,040.05	678,920.30	6,811,652.00	0.00	9,022,906.99
TOTAL LIABILITIES & EQUITY	1,052,325.02	685,040.05	678,920.30	6,811,652.00	10,808,000.00	20,035,937.37