



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
JANUARY 18, 2024
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
January 18, 2024
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. October 19, 2023 Regular Board Meeting.....Page 2
- H. Old Business
 - 1. Update on Littoral Plantings
- I. New Business
 - 1. Discussion Regarding Palm Trees Growing on CDD Property
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 6
 - 4. District Manager Update
 - a. Financials.....Page 8
- K. Board Members Comments
- L. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

Verona Walk Community Dev.
Verona Walk Community Dev.
2501 A Burns Rd
Palm Beach Gardens FL 33410

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

[Handwritten signature]

Legal Clerk

[Handwritten signature]
Notary, State of WI, County of Brown
5.15.27

My commission expires

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PO #: FY 23/24 Meetings

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Verona Walk Community Develop-
ment District will hold Regular
Meetings at 10:00 a.m. in the Town
Center of Verona Walk located at
8090 Sorrento Lane, Naples, Florida
34114, on the following dates:
October 19, 2023
November 16, 2023
December 21, 2023
January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
September 19, 2024

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued as found necessary to a date and time certain as stated on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting. Meetings may be cancelled from time to time without advertised notice. VERONA WALK COMMUNITY DEVELOPMENT DISTRICT www.veronawalkcdd.org Oct. 6, 2023 #9343493

NANCY HEYRMAN
Notary Public
State of Wisconsin

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 19, 2023**

A. CALL TO ORDER

The October 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 6, 2023, as part of the District’s Fiscal Year 2023/2024 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	Michael Kurzawski	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Greg Urbancic	Coleman Yovanovich Koester
Field Inspector	Bohdan Hirniak	Special District Services, Inc.

Also present were the following: Herb Czeschin and Jarrod Rino of Sox Erosion Solutions.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Czubkowski stated that Jarrod Rino could not confirm his availability when the agenda was put together but was in attendance to give a presentation on the use of SOX for shoreline erosion. There was a consensus of the Board to hear the presentation under New Business.

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

Mr. Czeschin asked who maintained the palm trees planted around the community at the highwater line. Ms. Czubkowski stated that the developer planted the palm trees on the District's property. She added that there was one area where the HOA planted a tree and she believed the HOA was responsible for the landscaping but will check on it. Ms. Meneely stated that the homeowners were responsible if it was in a ROW. Mr. Hirniak stated that he does not see the trees as a hazard and they help maintain the bank. Ms. Czubkowski reiterated that she would review the documents.

G. APPROVAL OF MINUTES

1. July 20, 2023, Public Hearing & Regular Board Meeting

The July 20, 2023, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Hogan, seconded by Mr. Clifford and passed unanimously approving the minutes of the July 20, 2023, Public Hearing & Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update on Littoral Plantings

Ms. Czubkowski advised that the annual plantings had not taken place as there was not enough water. She further advised that she requested that Mr. Hirniak not to buy signs and stated that the plantings were not doing well. She was also told by the vendor that it would be a waste of money to do any more plantings due to how dry the area was. After discussion it was the consensus of the Board to be done and not do any more littoral experimental plantings this year.

I. NEW BUSINESS

1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2022/2023 Amended Budget

Resolution No. 2023-06 was presented, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Clifford, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2023-06, as presented.

2. (ADDED) - Presentation - Jarrod Rino of SOX Erosion Solutions

Mr. Rino advised that he had looked at the ponds and lakes in the community and found them to be very healthy. He passed around sample SOX material and information on the erosion control system. He explained that primarily SOX is used as a method for shoreline erosion repair as it is strong and does not rip or tear. He described how it is installed and that Solitude is certified to use the method.

Mr. Clifford asked if Mr. Hirniak had seen the method before and Mr. Hirniak responded that he had and that it solved a problem that this community does not have. He also explained that Verona Walk does not have large enough erosion areas (20-30 feet) in order to use this type of system. Mr. Rino stated that the system was sold in rolls of 100 & 200 feet. Mr. Hirniak stated that the better fix here is the cause as it is such small areas that need repairs. Ms. Czubkowski thanked Mr. Rino for the presentation and stated that it was just for informational purposes.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic advised that he was still awaiting information on ethics classes.

2. District Engineer Update

Ms. Meneely read an email from Mr. Cole which stated that the inspection of the lakes to identify possible erosion repairs and preparation of a map and cost estimate for the repairs. Upon discussion, it was the consensus of the Board not to do this project at this time.

3. Field Inspector Update

Mr. Hirniak advised of the water levels being very low and it had been a very dry wet season. He indicated that water levels were two feet below what they were last year.

Mr. Hirniak explained that Greenscapes was contracted to do lake edge mowing and he had hoped that they would mow and water would drown out the areas, but it is not happening and looks wooly around the algae. He stated that the lakes were almost algae free.

Mr. Hirniak indicated that he was in discussions with the HOA on the replenishment wells as they thought we said not to use any wells. He is clarifying with them that the only well we were talking about was the #2 artesian well.

Mr. Clifford asked if there was anything outstanding with erosion and Mr. Hirniak stated that there was very little. Ms. Czubkowski stated that the contractor and Mr. Hirniak would go out in March and reassess the area.

4. District Manager Update

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

Ms. Meneely went over the upcoming meeting schedule. There was a Board consensus to cancel the November 16, 2023, and December 21, 2023, meetings and to send out an inquiry for the January meeting date.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:52 a.m. on a **motion** made by Mr. Kurzawski, seconded by Mr. Hogan and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FIELD REPORT
FOR THE MONTH(S) OF December 2023**

1) LAKE INSPECTIONS FOR EROSION, WATER QUALITY & LITTORAL HEALTH

- a) Erosion nominal due to lack of severe rainfall events.
- b) Water quality healthy fish life obvious, shore bird life normal, littoral plant life healthy.

2) OUTFALL INSPECTION

- a) Inspection visual and nothing unusual noted. Outfall functioning as designed.

3) LAKE LEVELS

Current Month: 5.6 Previous Month: 5.5

4) INSPECTION OF HOA LAWN SPRAYING & LAKE BANK MOWING

HOA treatment of lawn normal with lawn looking healthy. HOA mows only surface up to lake bank edge.

5) QUARTERLY WATER SAMPLING & RESULTS

Sampling indicates normal and healthy water conditions.

6) COORDINATION OF CONTRACTORS

No active contractor work this past month

7) SWIMMING POOL INSPECTIONS & ADDRESSES

No swimming pools under construction this past month

8) **DRAINAGE INSPECTIONS – ADDRESSES & COMMENTS**

Surface drains, curb inlets, downspout connection appear to be working well as designed

9) **RAIN EVENT FLOWS AND INSPECTIONS**

Rain fall events infrequent and of little intensity. Unusually dry 'wet' season.

Verona Walk
Community Development District

**Financial Report For
December 2023**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Dec-23	Year To Date Actual 10/1/23 - 12/31/23
REVENUES			
O & M ASSESSMENTS	311,297	140,532	259,209
DEBT ASSESSMENTS - SERIES 2013	515,565	232,799	429,396
DEBT ASSESSMENTS - SERIES 2018	581,478	262,559	484,287
OTHER REVENUES	0	0	0
INTEREST INCOME	600	0	0
TOTAL REVENUES	\$ 1,408,940	\$ 635,890	\$ 1,172,892
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,600	3,802	11,407
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	11	35
GOLF CART STORAGE	1,200	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	5,650	16,950
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	936
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	0	0
LAKE BANK MOWING	16,500	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	48,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 210,345	\$ 9,463	\$ 29,328
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	0
MANAGEMENT	49,788	4,149	12,447
SECRETARIAL	4,200	350	1,050
LEGAL	16,000	70	980
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,100	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,250	0	6,799
LEGAL ADVERTISING	2,050	0	306
MISCELLANEOUS/CONTINGENCY	2,000	0	92
POSTAGE	700	0	51
OFFICE SUPPLIES	1,075	12	111
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	499
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,968	\$ 4,748	\$ 22,510
TOTAL EXPENDITURES	\$ 335,313	\$ 14,211	\$ 51,838
REVENUES LESS EXPENDITURES	\$ 1,073,627	\$ 621,679	\$ 1,121,054
BOND PAYMENTS (SERIES 2013)	(476,898)	(219,017)	(403,919)
BOND PAYMENTS (SERIES 2018)	(537,867)	(247,015)	(455,554)
BALANCE	\$ 58,862	\$ 155,647	\$ 261,581
ADMINISTRATIVE COSTS	(48,628)	(12,209)	(22,517)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	(25,437)	(47,073)
EXCESS/ (SHORTFALL)	\$ (46,851)	\$ 118,001	\$ 191,991
CARRYOVER FROM PRIOR YEAR	46,851	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 118,001	\$ 191,991

Bank Balance As Of 12/31/23	\$ 1,746,901.97
Accounts Payable As Of 12/31/23	\$ 854,709.91
Accounts Receivable As Of 12/31/23	\$ -
Available Funds As Of 12/31/23	\$ 892,192.06

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

	<u>Oct - Dec 23</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	259,208.84	311,297.00	-52,088.16	83.27%
363.812 · Debt Assessments (Series 2013)	429,395.80	515,565.00	-86,169.20	83.29%
363.813 · Debt Assessments (Series 2018)	484,287.15	581,478.00	-97,190.85	83.29%
363.822 · Debt Assessmnt-Pd To Trustee-13	-403,919.30	-476,898.00	72,978.70	84.7%
363.823 · Debt Assessmnt-Pd To Trustee-18	-455,553.95	-537,867.00	82,313.05	84.7%
363.830 · Assessment Fees	-22,516.38	-48,628.00	26,111.62	46.3%
363.831 · Discounts For Early Payments	-47,072.98	-57,085.00	10,012.02	82.46%
369.399 · Carryover From Prior Year	0.00	46,851.00	-46,851.00	0.0%
369.401 · Interest Income	0.00	600.00	-600.00	0.0%
Total Income	243,829.18	335,313.00	-91,483.82	72.72%
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	0.00	14,500.00	-14,500.00	0.0%
511.311 · Management Fees	12,447.00	49,788.00	-37,341.00	25.0%
511.312 · Secretarial Fees	1,050.00	4,200.00	-3,150.00	25.0%
511.315 · Legal Fees	980.00	16,000.00	-15,020.00	6.13%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	4,100.00	-4,100.00	0.0%
511.450 · Insurance	6,799.00	7,250.00	-451.00	93.78%
511.480 · Legal Advertisements	305.76	2,050.00	-1,744.24	14.92%
511.512 · Miscellaneous	91.70	2,000.00	-1,908.30	4.59%
511.513 · Postage and Delivery	51.25	700.00	-648.75	7.32%
511.514 · Office Supplies	110.50	1,075.00	-964.50	10.28%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	499.98	2,000.00	-1,500.02	25.0%
512.738 · Continuing Disclosure Fee 06-18	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	11,407.35	42,600.00	-31,192.65	26.78%
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	34.55	2,750.00	-2,715.45	1.26%
514.106 · Lake Spraying (Clark)	16,950.00	77,500.00	-60,550.00	21.87%
514.107 · Lake H2O Quality Tests-Benchmrk	936.00	6,000.00	-5,064.00	15.6%
514.108 · Lake Littoral & Lake Bank Plant	0.00	6,000.00	-6,000.00	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	48,000.00	-48,000.00	0.0%
514.111 · Lake Bank Mowing	0.00	16,500.00	-16,500.00	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	51,838.09	335,313.00	-283,474.91	15.46%
Net Income	191,991.09	0.00	191,991.09	100.0%

Verona Walk Community Development District

Balance Sheet

As of December 31, 2023

	<u>Operating Fund</u>	<u>Debt Service (13) Fund</u>	<u>Debt Service (18) Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Operating Bank Account	1,746,901.97	0.00	0.00	0.00	0.00	1,746,901.97
Total Current Assets	1,746,901.97	0.00	0.00	0.00	0.00	1,746,901.97
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	-9,288,630.00	0.00	-9,288,630.00
Total Fixed Assets	0.00	0.00	0.00	6,192,410.00	0.00	6,192,410.00
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	395,002.25	445,496.90	0.00	0.00	840,499.15
Investments - Sinking Acct	0.00	0.00	105.19	0.00	0.00	105.19
Investments - Interest Acct	0.00	0.00	31.94	0.00	0.00	31.94
Investments - Reserve Acct	0.00	228,881.25	51,593.59	0.00	0.00	280,474.84
Investments - Revenue Acct	0.00	12,015.72	145,601.20	0.00	0.00	157,616.92
Investments - Prepayment Acct	0.00	2,609.75	4,516.76	0.00	0.00	7,126.51
Investments - Excess Revenue	0.00	2,333.42	0.00	0.00	0.00	2,333.42
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	640,842.39	640,842.39
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	647,345.58	647,345.58
Amount To Be Provided	0.00	0.00	0.00	0.00	8,851,812.03	8,851,812.03
Total Other Assets	0.00	640,842.39	647,345.58	0.00	10,140,000.00	11,428,187.97
TOTAL ASSETS	1,746,901.97	640,842.39	647,345.58	6,192,410.00	10,140,000.00	19,367,499.94
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	854,709.91	0.00	0.00	0.00	0.00	854,709.91
Total Current Liabilities	854,709.91	0.00	0.00	0.00	0.00	854,709.91
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	4,065,000.00	4,065,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	110,000.00	110,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,965,000.00	5,965,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	10,140,000.00	10,140,000.00
Total Liabilities	854,709.91	0.00	0.00	0.00	10,140,000.00	10,994,709.91
Equity						
Retained Earnings	700,200.97	374,390.05	301,962.41	-9,288,630.00	0.00	-7,912,076.57
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	191,991.09	266,452.34	345,383.17	0.00	0.00	803,826.60
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	892,192.06	640,842.39	647,345.58	6,192,410.00	0.00	8,372,790.03
TOTAL LIABILITIES & EQUITY	1,746,901.97	640,842.39	647,345.58	6,192,410.00	10,140,000.00	19,367,499.94