



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
DECEMBER 19, 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

December 19, 2024

10:00 a.m.

Call-In: 800-743-4099 Participant Passcode: 7423990

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Administer Oath of Office
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Approval of Minutes
 - 1. November 21, 2024 Regular Board Meeting.....Page 2
- H. New Business
 - 1. Consider Proposals for Lake Maintenance
 - a. Solitude.....Page 7
 - b. Estate Management Services.....Page 13
 - c. Premier.....Page 22
 - d. Advanced Aquatics.....Page 27
 - 2. Consider Resolution No. 2024-06 – Authorizing Publication of Legal Advertisements and Public Notices on Collier County’s Website.....Page 28
- I. Old Business
 - 1. Update on Street Sweeping by HOA
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - a. Discussion of Ownership of Street Drains
 - 3. Field Inspector Update.....Page 30
 - 4. District Manager Update
 - a. Financials.....Page 32
 - b. Upcoming Meetings
- K. Comments from the Public
- L. Board Members Comments
- M. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT 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:

10/07/2024

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 10/07/2024

Legal Clerk

Nancy Heyrman

Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$303.84

Tax Amount: \$0.00

Payment Cost: \$303.84

Order No: 10630339

of Copies:

Customer No: 1125598

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

VERONA WALK
COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
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 17, 2024
November 21, 2024
December 19, 2024
January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
July 17, 2025
August 21, 2025
September 18, 2025

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
10/7/24 #10630339

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2024**

A. CALL TO ORDER

The November 21, 2024, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 9:00 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, 2024, as part of the District’s Fiscal Year 2024/2025 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	Roger Roy	Absent
Supervisor	Jack Hogan	Present
Supervisor	Michael Kurzawski	Present

Staff members in attendance were:

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

Also present were the following:

Ron Talbot, Herb Czeschin, Beth Boland, John & Nancy Langloin, Jeanne Condle, Cris Briggs and Terence Smith. Also present via telephone was Libby Barrick.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Meneely requested the addition of Election of Officers since there had been an election. She stated that currently, Ms. Czubkowski is Chair, Mr. Monti is Vice-Chair, Ms. Meneely is Secretary/Treasurer and the remaining Board Members are designated as Assistant Secretaries.

A motion was made by Mr. Kurzawski, seconded by Mr. Monti and passed unanimously to keep the current slate of officers the same.

Mr. Monti requested the addition of a discussion on the spraying of spike rush and also street sweeping. There was a consensus of the Board to do so.

Mr. Monti congratulated Ms. Czubkowski and Mr. Kurzawski on winning re-election.

F. APPROVAL OF MINUTES

1. August 15, 2024, Public Hearing & Regular Board Meeting

The August 15, 2024, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously approving the minutes of the August 15, 2024, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-05 was presented, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was then made by Mr. Monti, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2024-05, as presented.

2. Discussion Regarding Town Center South Parking Lot Flooding

Ms. Czubkowski advised that there were questionable emails regarding the responsibility for the lot between the HOA and the CDD. She indicated that the engineer evaluated the situation and a report was received, noting that there were exceptionally high downpours on August 14, 16 & 18th. The report explained that flooding may occur in exceptionally high downpours and the area is designed

to have water filter out. It also confirmed that pursuant to permits, the area is the responsibility of the HOA and not the CDD in the Town Center area. Mr. Hirniak added that he had visited the site with Mr. Bowman the day after both Hurricanes Helene and Milton and found no standing water in the parking lot. He did point out that landscape debris in the inlets could constrict the flow and slow the dissipation, but the system did work. Mr. Monti stated that no action was needed from the CDD but street sweeping would help keep the inlets clean in residential areas and added that he has seen overgrowth in the drain grids. He further noted that the HOA had stopped street sweeping. Ms. Czubkowski stated that street sweeping was on the agenda for the Facilities Meeting of the HOA later today and that CERT does an excellent job helping with the debris. There was general discussion regarding the Board Members attending the Facilities Meeting and Ms. Czubkowski stated she would attend if she did not have a conflict.

3. Update on Littoral Planting Test Project – Peter Monti

Mr. Monti stated that the plants were thriving and we should see them flourish through the coming season. He went over the plants used and added that the Board could discuss early next year if they want to extend the planting area. Mr. Hirniak stated he was asked to get signs saying, “No Mowing” and he is coordinating these with the HOA. Mr. Hogan suggested the signs be in both English and Spanish.

4. Discussion Regarding Implementing 2025 Budget

Ms. Czubkowski introduced the item with Cris Briggs asking if it was planned to remove the dead spike rush. Mr. Monti said it was not as it becomes food and aids in the health of the lakes and also stabilizes the banks. There was discussion on communication in the community regarding spike rush with Cris Briggs suggesting more formal information would be helpful. Mr. Monti explained the plan to adjust the width of the spraying and also a more aggressive schedule for treatment. Mr. Talbot asked about spraying around the bridges, stating that overgrowth could impact the value of homes. Mr. Monti pointed out that it was a balance as there are environmental benefits to the plant and polluted ponds would obviously impact the value of homes. Mr. Czubkowski stated that Solitude was the current vendor and the District was not very pleased with their service so she has asked Mr. Hirniak to obtain some proposals to be presented at a future Board meeting.

5. Spraying Spike Rush (ADDED)

This item was previously addressed in an earlier discussion.

I. ADMINISTRATIVE MATTERS

1. District Attorney Update

Ms. Magaldi reminded the Board to complete their ethics training and stated she would resend the links. She also pointed out that the State had a new Oath of Office form required of Board Members and that a \$10 fee was required and could be reimbursed.

Ms. Magaldi stated that Collier County had just started a notice database to publish legal ads and it would be a cost savings. She suggested drafting a resolution and walking staff through the process of switching to the new publication mechanism including noticing the change. It was consensus of the Board to move forward with the process and for the attorney to bring the resolution to a future meeting for consideration.

2. District Engineer Update

Mr. Bowman stated he was going to discuss street sweeping but it was discussed earlier in the meeting. He added that street sweeping is required of the HOA. Ms. Condle, representing the HOA, stated that the contract for the street sweeping went up in cost and it was the overwhelming opinion that it was not beneficial or effective. Ms. Czubkowski stated they dropped it and it should be further discussed at a future meeting.

3. Field Inspector Update

Mr. Hirniak stated that there was 33% more rainfall this year and went over the seasonal depths of the lakes. He added that the landscaper would be doing the lake bank trimming soon. He further added that water testing showed that everything is good.

4. District Manager Update

- **Financials**

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

Ms. Meneely went over the meeting dates of December 19, 2024, and January 16, 2025. It was consensus of the Board to hold the December meeting if the proposals for lake maintenance have all received. Mr. Hirniak indicated that he had spoken with several vendors and Ms. Czubkowski noted that it was under the threshold amount for formal bidding. It was also noted that the current vendor had a 60-90 out clause. After discussion, it was the consensus of the Board that Mr. Monti would work with the proposers if they had any questions.

Ms. Meneely advised of a change in conference call numbers as the current service was being discontinued.

J. COMMENTS FROM THE PUBLIC

Mr. Czeschin congratulated Ms. Czubkowski and Mr. Kurzawski on their election wins and thanked them for their commitment to the community.

Mr. Talbot stated he had pictures of the bridges and Ms. Czubkowski stated that the pictures were used in the community presentation in August.

K. BOARD MEMBER COMMENTS

1. Discussion Regarding Zoom Meetings

Mr. Monti stated that he requested a discussion since the issue had been brought up once again. Chris Briggs indicated that the HOA had Zoom for board meetings and thought something could be worked out to provide for District meetings. Ms. Meneely advised that in the districts where Zoom is used it is similar to cities and counties who broadcast on television where it is “watch only” without participation. Ms. Megaldi stated that there were also notice requirements and closed captioning must be provided. There was general discussion on the topic. The Board also noted that information

was sent to District residents and only 100 showed up so you cannot pour information into people who are not interested.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:50 a.m. on a **motion** made by Mr. Hogan, seconded by Mr. Monti and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

SERVICES CONTRACT

CUSTOMER NAME: VeronaWalk CDD

SUBMITTED TO: Kathleen Meneely

CONTRACT EFFECTIVE DATE: November 1, 2024, through October 31, 2025

SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

SERVICES: Annual lake management services for forty (40) lakes.

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$66,600.00**. SOLitude shall invoice Customer **\$5,550.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or

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unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or

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other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

VERONAWALK CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**

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SCHEDULE A - ANNUAL LAKE MANAGEMENT SERVICES

Monitoring:

1. A SOLitude Aquatic Specialist will visit the site and inspect the lake(s) on a **two (2) times per month** basis.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Lake Algae Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

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Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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ESTATE MANAGEMENT SERVICES



November 15, 2024

Dear Bohdan Hirniak,

Thank you for the opportunity to bid on your lake and pond management. Your bid request was very specific. We are bidding as specified. However, our bandwidth is much broader and we can provide other services if needed such as stormwater inspections, lab services, fisheries/wildlife management bathymetry surveys for sediment volume and toxicology research on HAB. Dr. Dale Meryman is our in home toxicologist and environment permitting specialist. Our website in www.ponds.org that describes our full ability. Many clients appreciate our total turn key ability for all lake and pond needs.

I did survey all of your waterbodies and noted all non-littoral overgrowth of spike rush and torpedo grass. Our proposal includes treatment to eradicate these weeds fully. The treatment process yields fairly quick results. We can physically remove the growth with our amphibious Truxor unit your needing quicker results. Upon request I can provide you a quote for this service. It was nice to meet you.

Lake number 26 is not identified on your provided community exhibit but the acreage that I measured is roughly the same. This proposal is for 21 visits.

Thank you for the opportunity to submit the attached proposal for the management of Verona Walk CDD's aquatic environments. Please review the below proposal and feel free to contact us should you have any questions at all.

Service Address:

____ Verona Walk CDD
 ____ Sorrento Lane
 ____ Naples, Florida _____

Billing Contact Name: _____

Billing Address: _____

Quantity of Lakes/Ponds: ____ 40 Ponds _____

Total Lake/Pond Acreage: ____ 115.16 SA _____

Description	Monthly Rate	Qty	Annual Total
Monthly Pond/Lake Management - Include monthly inspections, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor. - Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour. - Monthly report outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system.	\$7,826.50	12	\$93,918

This is an agreement between ESTATE MANAGEMENT SERVICES, and Verona Walk CDD ("Customer").

1. ESTATE MANAGEMENT SERVICES, shall provide the following services on the Property:
 - A. Weed and algae defoliation with 20% decrease in herbicides.
 - B. Two visits per month (excluding the months of December, January and February which one visit per month will be sufficient)
2. Special: Light Trash and debris removal on scheduled visits and keeping the culvert systems free of obstructions.
3. Total Contract Amount: \$93,918.00 per year
4. Payment Agreement: Customer agrees to purchase the service specified and to pay ESTATE MANAGEMENT SERVICES, as follows:
 - A. Start Payment (due upon acceptance):
 - B. Monthly Payments to be calculated as the Total Contract Amount divided by twelve (12).
 - C. Contract prices are subject to change with annual rate increase
 - D. Start Date: Within 15 days of acceptance, unless otherwise specified: _____
5. Customer agrees to notify ESTATE MANAGEMENT SERVICES, of any chemical spills located on the Verona Walk CDD .
6. Payment of services is due on the 25th of each month. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1.5% per month.
 - A. ESTATE MANAGEMENT SERVICES, shall be entitled to suspend services for any account (90) days past due until payment is received in full.
 - B. Any account sent to collections will be responsible for any fees and/or expenses during the collection process.
 - C. A \$35.00 fee will be charged for any NSF or returned check.
7. In the event payment for the services is not received from Customer, ESTATE MANAGEMENT SERVICES, shall have the right to file a lien on the Property where the services were performed in accordance with the laws of the state where the Property is located.
8. Customer acknowledges and understands that ESTATE MANAGEMENT SERVICES, may use heavy machinery, and that such machinery may cause underlying damage to paved and other prepared surfaces. ESTATE MANAGEMENT SERVICES, shall not be liable for any weight-related damage caused to any driveways, landscaping, and other ground structures.
9. ESTATE MANAGEMENT SERVICES, agrees to provide the following insurance certificate upon request: General Liability, Workers Compensation and Auto Liability. If Verona Walk CDD uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of Verona Walk CDD . Estate Management Services, agrees to enroll in the compliance program and will issue an invoice to Verona Walk CDD for the fees associated with the enrollment.
10. Customer has designated the below-named individual to serve as its primary contact with respect to this contract and to act as its authorized representative with respect to matters pertaining to this contract with full authority to bind Customer with respect to all matters requiring Customer's approval or authorization. In the event that the designated authority changes, the Customer agrees that the new authority delegated assumes all responsibilities and legalities pertaining to this contract.
11. All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to Customer at the address indicated in the signature block below and to ESTATE MANAGEMENT SERVICES, at its principal office address.
12. The relationship between the parties is that of independent contractors.
13. Customer agrees to indemnify, hold harmless and defend ESTATE MANAGEMENT SERVICES, and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorneys' fees and costs, arising from or relating to: (i) Customer's breach of this agreement; (ii) the negligence, gross negligence, recklessness, willful misconduct or intentional act or omission of Customer or any of its representatives; (iii) the course of the services; and/or (iv) any contracts with third party vendors or service providers entered into by Customer. Customer agrees that ESTATE MANAGEMENT SERVICES, shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.
14. In no event shall ESTATE MANAGEMENT SERVICES's liability exceed the total contract price actually paid to ESTATE MANAGEMENT SERVICES, for the services hereunder.
15. In the event of a merger or a buy-out of the Property or Customer, the contract shall carry on to the new owner or company. Only ESTATE MANAGEMENT SERVICES, has the right to terminate the contract under these circumstances.
16. Termination of Contract:
 - A. A 60-day written notice is required before the end of said contract or the contract will automatically renew for the time of the original contract.

B. Dissatisfaction: Customer agrees to notify ESTATE MANAGEMENT SERVICES, in writing, of dissatisfaction. ESTATE MANAGEMENT SERVICES, has 45 days to rectify the problem. If the problem is not solved within 45 days, Customer may then terminate the contract.

17. No modification of this contract can be made unless agreed upon by both parties and then put in writing.
18. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.
19. Any dispute arising from or related to this contract shall be filed in a court having jurisdiction over persons and subject matter and sitting in Charleston County, South Carolina, without limiting ESTATE MANAGEMENT SERVICES's right to file a lien or lawsuit in the county where the property is located in its sole discretion. The parties hereby consent to personal jurisdiction and venue in Charleston County, South Carolina for any dispute arising out of or related to this contract. In the event of any legal action brought by either party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the parties agree that the prevailing party shall recover such reasonable amount for fees, costs, and expenses, including attorneys' fees as may be set by a court.
20. ESTATE MANAGEMENT SERVICES, shall not be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this contract to be performed by it if any failure of its performance shall be due to any Act of God, fire, natural disaster, accident, act of government, terrorism, war, strikes or other labor disturbances, shortages of material, supplies or utilities, or any other cause whatsoever (including failure of Customer to supply necessary data or instructions) beyond the reasonable control of ESTATE MANAGEMENT SERVICES, and the time for performance by ESTATE MANAGEMENT SERVICES, shall be extended by the period of delay resulting from or due to any of said causes.
21. This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. For purposes of this contract, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.

John Crabb III Senior Aquatics
Director Estate Management Services

 SIGNATURE
Bohdan Hirniak

Signature

November 15, 2024
Date

- Stannard (21) - meeting next Thurs. - Bonchewick water @
 - botby within 2 months
 SSD



- Myron
 - WA
 + electrocheck

Baldan P. Hirniak
 bphirniak@sol.com
 480.235-4510

hydrilla?
 - all irrigation
 - no carp!

Our Capabilities



Lake and Pond Management

EMS manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped Raven Precision Guides application equipment, EMS oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging & Bathymetric Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. EMS boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetlands consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by EMS are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.

Our Leadership Team

John Crabb, Sr. Aquatics Director - John Crabb has been a licensed aquatics contractor for 30 years across eleven different states. A former board member for the SC Aquatic Plant Management Society and the Arkansas Water Resource Commission, John has been actively involved in the aquatics industry and an advocate for the preservation of natural areas for his entire career. John has provided consulting services for GADNR, SCDNR, Tennessee Valley Authority, City of Atlanta, and Santee Cooper in matters regarding water quality and aquatic resource management. In his 30 years in the industry, John has overseen large-scale lake management programs and drinking reservoirs in thirteen different states.

Jeremy Anderson, Natural Areas Director – Jeremy Anderson has 20 years of natural areas management experience on private, federal, state and utility waterways. He has 10 years of experience treating aquatic weeds on the Santee Cooper lakes. Jeremy is licensed in five states in aquatics, rights-of-way, and natural areas. Mr. Anderson also holds certifications as a Master Certified Stormwater Manager, USCG Captains License, SePRO Certified preferred applicator and ProcCellacor specialist. Additionally, Jeremy is an experienced Raven Precision Guided spray technician and is licensed BioBase Bathymetry mapping technician. Jeremy oversees services for Miami Dade County, SCDNR aquatic vegetation control program and Santee Lake management program. Jeremy is also certified in hazardous material handling and spill containment.

Jennifer Kasper, Chief Operating Officer - Jennifer Kasper has over 15 years of management experience. Jennifer specializes in administrative management, team leading, and is actively engaged in aquatics training. She oversees all aspects of EMS operations, driving efficiency, scalability, and profitability. With a proven history of implementing innovative solutions and optimizing processes, Jennifer Kasper plays a pivotal role in guiding EMS towards its strategic goals. She brings a combination of strategic vision and hand-on operational expertise, ensuring alignment across departments and fostering a culture of collaboration and excellence. Jennifer is a powerful force in the workplace and uses her cheerful outlook and tireless energy to encourage others to work hard and succeed as a team.

Tim Woodland, President – Tim Woodland has over 15 years of experience in construction, development, and land management, with a particular focus on large scale project management across multiple geographies. Tim is a licensed General Contractor, a Certified Master Pond Manager, and is a member of the Stormwater Policy Committee for the Southeast Stormwater Association. Tim has completed successful projects in 27 different states and internationally for numerous Fortune 100 companies, heads of state and federal and municipal entities.

Our Clients

Some of our clients include:



Environmental Consulting

- Agency permitting
- Wetland Planting, Restoration and Design
- Wetland Mitigation Design
- Wetland Determination and Delineation
- UMAM/ERP Permitting
- Wildlife Taxonomy and Habitat Restoration
- Endangered Species Permits, Relocation, Management and Monitoring
- NPDES Stormwater Permit Monitoring and Compliance Management
- Surface and Ground Water Analysis
- Soil, Sediment and Sludge Analysis
- In-house laboratory services

Dredging

- (3) Dredge units with trained, dedicated operators and support crew
- In house bathymetric mapping and analysis

Natural Areas

- (5) Airboats equipped with Raven Precision Guided Spray nozzles for precise application monitoring and reporting
- Certified Natural Areas applicator

References

Janie Parrish
Common Area Manager
Sun City Hilton Head
(843) 705-4084
janie.parrish@schhca.com

Ken Lambright, GCS
Sea Island Golf Club, Retreat Course
(912) 638-3325
Kenlambright@seaisland.com

Brian Spradley
Procurement Contracting Officer
Miami Dade County
(305) 375-4706
Brian.Spradley@miamidade.gov

Annual Management Program Agreement

Customer Name: Verona Walk CDD

Management Company: SDS, Bohdan Hirniak

Agreement Effective Date: January 1st, 2025 - December 31st, 2025

Program Description: Annual Lake Maintenance

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **November 8th, 2024**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Verona Walk CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **Lakes 1-40 consisting of approximately 22.45 miles of shoreline and 115.16 surface acres.**
3. **Contract Services:** Premier Lakes will perform **(96) Ninety-six** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.
 - c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that

when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

- d. Spikerush Control:** Any growth of undesirable gulf spikerush will be controlled and maintained utilizing aquatic herbicides and surfactants up to control elevation year round. Additional charges will apply for manual removal of dead material.
 - e. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
 - f. Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - g. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - h. Aquatic Consultation:** Attendance to monthly board meetings when requested.
4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
5. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$8,000.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
6. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.



7. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.



15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Annual Agreement Amount: \$96,000.00

Monthly Agreement Amount: \$8,000.00

Invoicing Frequency: Monthly

Accepted and Approved:

Verona Walk CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543.



ADVANCED AQUATICS

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COLLIER COUNTY'S PUBLICLY ACCESSIBLE WEBSITE IN ACCORDANCE WITH SECTION 50.0311, FLORIDA STATUTES; PROVIDING FOR AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Verona Walk Community Development District (the "**District**") is a local unit of special-purpose government created by and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board and committees of the District shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District has historically published legal notices in the *Naples Daily News*, a newspaper in general circulation in Collier County, Florida; and

WHEREAS, Section 50.0311, Florida Statutes, provides that a governmental agency may use the designated publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Collier County, pursuant to Section 50.0311(2), Florida Statutes, has established and designated an official website for the publication of legal notices and advertisements (the "**Website**"); and

WHEREAS, the District desires to use the Website for the publication of legal notices and advertisements in accordance with Section 50.0311, Florida Statutes.

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 this Section.

SECTION 2. APPROVING USE OF THE WEBSITE. In accordance with Section 50.0311, Florida Statutes, the District hereby approves the use of the Website for the purpose of publication of legal notices and advertisements and hereby finds that the use of the Website will be a more cost-effective means than publication in the *Naples Daily News* and may provide the public with easier access to notices of the District. Pursuant to Section 50.0311(6), Florida

Statutes, the District shall publish in the *Naples Daily News* the required annual notice and maintain the required registry as described more particularly therein.

SECTION 3. 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 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of December, 2024, by the Board of Supervisors of Verona Walk Community Development District, Collier County, Florida.

Attest:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Kathleen Dailey Meneely, Secretary

Marilyn Czubkowski, Chair

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FIELD REPORT
FOR THE MONTH(S) OF Nov/Dec**

- 1) **LAKE INSPECTIONS FOR EROSION, WATER QUALITY & LITTORAL HEALTH** Lake condition good – lake water analysis from Benchmark ‘Good’.- little or no erosion- littoral health very good

- 2) **OUTFALL INSPECTION** – outfalls continue to function as designed – lakes drain properly.

- 3) **LAKE LEVELS**

Current Month: _____ **Previous Month:** _____
The current lake levels are almost three feet lower than last month at this time. We have not had measurable rain fall for a while.

- 4) **INSPECTION OF HOA LAWN SPRAYING & LAKE BANK MOWING**
Lake bank mowing completed.

- 5) **QUARTERLY WATER SAMPLING & RESULTS** Lake testing results good.

- 6) **COORDINATION OF CONTRACTORS** No contractor work currently under way.

- 7) **SWIMMING POOL INSPECTIONS & ADDRESSES** None currently underway.

- 8) **DRAINAGE INSPECTIONS – ADDRESSES & COMMENTS** Working with Kari of HOA on two sites which seem to be fine.

RAIN EVENT FLOWS AND INSPECTIONS No rain events .

Verona Walk
Community Development District

**Financial Report For
November 2024**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
NOVEMBER 2024**

	Annual Budget 10/1/24 - 9/30/25	Actual Nov-24	Year To Date Actual 10/1/24 - 11/30/24
REVENUES			
O & M ASSESSMENTS	448,974	107,125	110,792
DEBT ASSESSMENTS - SERIES 2013	515,025	122,897	127,104
DEBT ASSESSMENTS - SERIES 2018	580,455	138,484	143,225
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	0
TOTAL REVENUES	\$ 1,545,654	\$ 368,506	\$ 381,121
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	43,200	3,852	7,705
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	0	10
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	100,000	5,650	17,176
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	1,117	1,117
LAKE BANK MOWING	65,650	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
SPECIAL PROJECTS	15,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 291,895	\$ 10,619	\$ 26,008
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,500	0	209
MANAGEMENT	51,276	4,273	8,546
SECRETARIAL	4,200	350	700
LEGAL	15,000	0	154
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,200	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,500	0	7,265
LEGAL ADVERTISING	2,050	0	304
MISCELLANEOUS/CONTINGENCY	1,800	0	0
POSTAGE	700	0	0
OFFICE SUPPLIES	1,075	5	8
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	333
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	\$ 124,606	\$ 4,795	\$ 17,694
TOTAL EXPENDITURES	\$ 416,501	\$ 15,414	\$ 43,702
REVENUES LESS EXPENDITURES	\$ 1,129,153	\$ 353,092	\$ 337,419
BOND PAYMENTS (SERIES 2013)	(476,898)	(115,622)	(119,530)
BOND PAYMENTS (SERIES 2018)	(536,921)	(130,287)	(134,691)
BALANCE	\$ 115,334	\$ 107,183	\$ 83,198
ADMINISTRATIVE COSTS	(53,048)	(7,075)	(7,315)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	(14,739)	(15,395)
EXCESS/ (SHORTFALL)	\$ -	\$ 85,369	\$ 60,488
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 85,369	\$ 60,488

Bank Balance As Of 11/30/24	\$ 1,161,958.34
Accounts Payable As Of 11/30/24	\$ 306,803.56
Accounts Receivable As Of 11/30/24	\$ -
Available Funds As Of 11/30/24	\$ 855,154.78

Verona Walk Community Development District
Budget vs. Actual
October through November 2024

	<u>Oct - Nov 24</u>	<u>24-25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	110,791.82	448,974.00	-338,182.18	24.68%
363.812 · Debt Assessments (Series 2013)	127,103.95	515,565.00	-388,461.05	24.65%
363.813 · Debt Assessments (Series 2018)	143,225.40	580,455.00	-437,229.60	24.68%
363.822 · Debt Assessmnt-Pd To Trustee-13	-119,530.30	-476,898.00	357,367.70	25.06%
363.823 · Debt Assessmnt-Pd To Trustee-18	-134,691.10	-536,921.00	402,229.90	25.09%
363.830 · Assessment Fees	-7,314.52	-53,302.00	45,987.48	13.72%
363.831 · Discounts For Early Payments	-15,395.41	-62,572.00	47,176.59	24.6%
369.401 · Interest Income	0.00	1,200.00	-1,200.00	0.0%
Total Income	<u>104,189.84</u>	<u>416,501.00</u>	<u>-312,311.16</u>	<u>25.02%</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	209.25	13,500.00	-13,290.75	1.55%
511.311 · Management Fees	8,546.00	51,276.00	-42,730.00	16.67%
511.312 · Secretarial Fees	700.00	4,200.00	-3,500.00	16.67%
511.315 · Legal Fees	154.00	15,000.00	-14,846.00	1.03%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	4,200.00	-4,200.00	0.0%
511.450 · Insurance	7,265.00	7,500.00	-235.00	96.87%
511.480 · Legal Advertisements	303.84	2,050.00	-1,746.16	14.82%
511.512 · Miscellaneous	0.00	1,800.00	-1,800.00	0.0%
511.513 · Postage and Delivery	0.00	700.00	-700.00	0.0%
511.514 · Office Supplies	7.65	1,075.00	-1,067.35	0.71%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	333.32	2,000.00	-1,666.68	16.67%
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	1,500.00	-1,500.00	0.0%
514.101 · Field Inspector	7,704.90	43,200.00	-35,495.10	17.84%
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	10.25	2,750.00	-2,739.75	0.37%
514.106 · Lake Spraying (Clark)	17,176.00	100,000.00	-82,824.00	17.18%
514.107 · Lake H2O Quality Tests-Benchmrk	1,116.75	6,000.00	-4,883.25	18.61%
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	65,650.00	-65,650.00	0.0%
514.112 · Special Projects	0.00	15,000.00	-15,000.00	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>43,701.96</u>	<u>416,501.00</u>	<u>-372,799.04</u>	<u>10.49%</u>
Net Income	<u>60,487.88</u>	<u>0.00</u>	<u>60,487.88</u>	<u>100.0%</u>

Verona Walk Community Development District
Balance Sheet
As of November 30, 2024

	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	1,161,958.34	0.00	0.00	0.00	0.00	1,161,958.34
Total Current Assets	1,161,958.34	0.00	0.00	0.00	0.00	1,161,958.34
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	-9,907,872.00	0.00	-9,907,872.00
Total Fixed Assets	0.00	0.00	0.00	5,573,168.00	0.00	5,573,168.00
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	119,530.30	134,691.10	0.00	0.00	254,221.40
Investments - Sinking Acct	0.00	0.00	110.78	0.00	0.00	110.78
Investments - Interest Acct	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Acct	0.00	228,881.25	55,076.99	0.00	0.00	283,958.24
Investments - Revenue Acct	0.00	67,680.04	163,736.57	0.00	0.00	231,416.61
Investments - Prepayment Acct	0.00	6,615.81	14,617.19	0.00	0.00	21,233.00
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	425,040.82	425,040.82
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	368,232.63	368,232.63
Amount To Be Provided	0.00	0.00	0.00	0.00	8,726,726.55	8,726,726.55
Total Other Assets	0.00	425,040.82	368,232.63	0.00	9,520,000.00	10,313,273.45
TOTAL ASSETS	1,161,958.34	425,040.82	368,232.63	5,573,168.00	9,520,000.00	17,048,399.79
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	306,803.56	0.00	0.00	0.00	0.00	306,803.56
Total Current Liabilities	306,803.56	0.00	0.00	0.00	0.00	306,803.56
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	3,800,000.00	3,800,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	105,000.00	105,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,615,000.00	5,615,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	9,520,000.00	9,520,000.00
Total Liabilities	306,803.56	0.00	0.00	0.00	9,520,000.00	9,826,803.56
Equity						
Retained Earnings	794,666.90	386,594.08	322,153.04	-9,907,872.00	0.00	-8,404,457.98
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	60,487.88	38,446.74	46,079.59	0.00	0.00	145,014.21
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	855,154.78	425,040.82	368,232.63	5,573,168.00	0.00	7,221,596.23
TOTAL LIABILITIES & EQUITY	1,161,958.34	425,040.82	368,232.63	5,573,168.00	9,520,000.00	17,048,399.79