

VERANDAH COMMUNITY ASSOCIATION



2022

RECAP OF THE YEAR

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President's Letter

This was Year One since the developer turned over Verandah to its homeowners. We experienced some significant successes and also struggled with clean-up in the aftermath of Hurricane Ian. I hope that you concur after reading through this Recap of the Year, that we had a very successful 2022. Lynne Pietrzyk, our General Manager, and her staff along with many homeowners that have volunteered thousands of hours have accomplished a lot throughout the year. We are on a good path to the future.

Ian Shaffer, President

The People Who Make the VCA Work

Board of Directors

Ian Shaffer, President
Gary Dittman, Secretary
Susan Shields, Director
Wallace Watson, Director

Lorie St Lawrence, Vice President
Luba Grossman, Treasurer
David Keeley, Director

VCA Staff

Administration

Lynne Pietrzyk, GM
Abby Feliciano

Trish Snook
Deanna Busbin

Maintenance - Dan Hawkins, Mgr

Community Patrol

Committee Member Volunteers: Communications, Covenants, Design Review, Finance, Landscape, Property & Infrastructure, Special Projects - Telecommunications, Traffic & Safety

What Committees Do

Neighborhood Representatives

Sub-HOA Boards of Directors

Highlights of 2022

New homeowner led VCA governance established: Procedures and volunteers engaged

In 2022, the first homeowner-led board in Verandah's history recruited over 75 talented homeowners to serve on six committees and ad-hoc groups. They developed charters, responded to Board requests, and offered recommendations on a range of issues. The Board met once a month, provided Zoom links for residents to participate, and published minutes of its meetings. It also convened several Town Halls to enable owner input on issues such as new cable contract services and the 2023 budget. Homeowners became accustomed to using our new office space for neighborhood meetings. VCA staff created administrative systems and met with homeowners on hundreds of issues. Our Neighborhood Representatives proved to be invaluable in sharing neighborhood issues with the VCA, offering advice to the Board, and disseminating VCA materials to their neighbors. Monthly communication practices were established to keep homeowners aware of important events and opportunities. Elections were held to fill three Board seats that had initial 1-year terms.

Implemented the 2022 Operating Budget: Costs controlled and services delivered

The development of the 2022 budget was a challenge for two reasons. First, there was limited documentation on the actual expenditures from prior years; and second, spending was not clearly attached to specific accounts. The Board reviewed existing contracts including the VCA-Club cost-share agreement. Some were renegotiated resulting in better prices and others resulted in new vendors in Verandah. Some expenses were redistributed to the CDDs and the Club. While the tight labor market made it difficult to hire and retain staff, it also produced savings for unfilled positions. The Board placed a priority on enforcement of our guidelines and a staff person was assigned to work with homeowners on compliance issues. A major impact on the budget was Hurricane Ian that created many significant costs to the community. (For a budget breakdown see pie-chart below) In the end, the approved budget of \$4.5 million was delivered as planned.

Hurricane Ian delivers a blow to Southwest Florida

This hurricane of historic proportions brought enormous challenges to our community. The Board and VCA staff provided guidance before the storm and later assessed the damage, prioritized repairs to our shared infrastructure, and made the community safe. We lost many trees and sections of the perimeter wall, the gatehouse roofs and security mechanisms were damaged, streetlights and stop signs were down, and there was minor street flooding. The first task was to clear Verandah Boulevard and other streets that were blocked with fallen trees and debris. Neighborhood debris removal did not go as smoothly as we had wanted. That said, we have learned from this experience and are preparing guidance for future Boards when the next storm hits Verandah. All in all, Hurricane Ian brought out the very best of our community – neighbors helping neighbors. We stepped up with hard work, generosity, and good will to bring us all through this storm. The homeowner-led Verandah Strong effort that benefited both Club and VCA staff is particularly noteworthy.

Highlights of 2022



Produced 2022-24 Reserve Study:

An assessment of Verandah's common resources and a plan for the future

A high priority for the Board following turnover to the community in October 2021, was preparation of a new reserve study. A reserve study is a planning tool used to ensure Verandah's infrastructure is properly maintained, and that we have the funding for major repairs and replacements when it is needed. Examples of our infrastructure elements include: the common asphalt roadways and their curbs and gutters; gatehouses and community patrol vehicles; perimeter fences/walls, boardwalks and walking paths; and recreational assets like our kayaks and dog park. We now have more accurate information on the age, condition, and expected useful life of our assets! This reserve study also established milestones for major repairs and replacements and provided a companion reserve funding plan to pay for them over the next 30 years. Since 2003, the reserve fund has been funded through a capital contribution by each new homeowner at initial sale (new home) or resale (existing home).

Key Findings: Reserve study preparation uncovered existing roads, walls and fences, monuments, etc. that were not included in the previous reserve study; maintaining our roadways is the largest cost to the community; inflation had and will continue to have a major impact on funding requirements; reinvestment of the reserve fund with improved interest rates is now benefiting the Reserve Fund; capital contributions to the reserve fund will decline as new home construction is completed; and new sources of funding are needed to meet projected needs and not unduly burden future residents. A reserve funding line item was added to the 2023 operating budget as an initial step in creating new funding sources.

Highlights of 2022

Negotiated a new cable/internet contract

The Telecommunications Committee researched and negotiated a new community-wide cable contract. A survey of the community was conducted and followed up with a Town Hall meeting to gather resident opinions on the vendor options available. Comcast was chosen to continue as our provider. When executed the new contract will have more services within the base agreement at a lower cost including fiber technology to the home. There will be faster internet speeds and upgrades to services. It is anticipated that most residents will see a reduction in their retail add-on costs. Installation will be phased in, and we expect community-wide completion by the end of the year.

Implemented Verandah's Guidelines

The Design Review Committee (DRC) is comprised of homeowners and is supported by a Compliance Officer who has in-depth knowledge of our design guidelines and modification process. They worked with Sherwin Williams design consultants to update our exterior paint color application and color wheel. The Verandah approved plant list was updated to contain only Florida native or Florida friendly plants and to provide a larger choice of plants. Work continues on clarifying our guidelines and making them more accessible to homeowners.

Created a new VCA website

A new website was designed and developed by our Communications Committee volunteers and will serve as a major information source for our community. Some of the features include an event calendar, our governing documents, activity suggestions, answers to commonly asked questions, email archives, DRC guidance, and many more features.

Held Our First Volunteering Opportunities Fair

A very successful event featuring 23 non-profit exhibitors was held at Oak Park in November. Residents had the opportunity to speak with representatives about what they do and to explore ways to volunteer their time and skills to some very worthy nonprofit organizations in Fort Myers and Lee County.



Living the Life



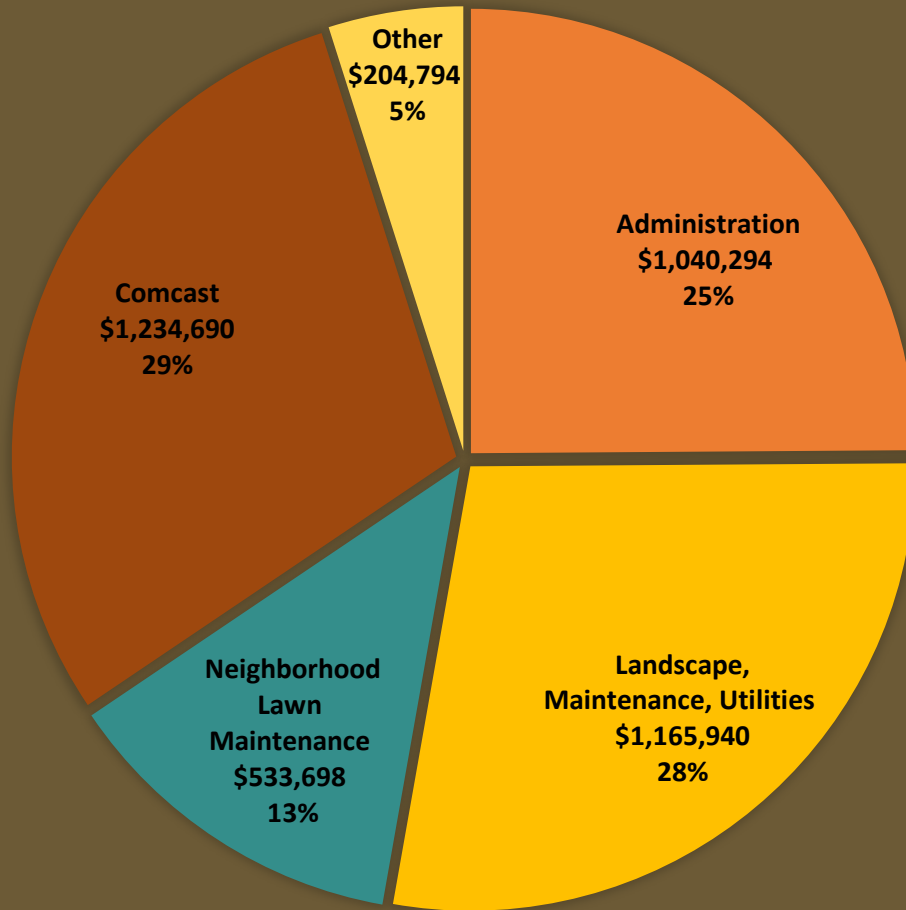
Fun Facts



Number of Neighborhoods	33
Number of Homes/Lots Sold - 12/31/2022	1,461
Number of Homes at Build Out	1,636
Number of Condo Complexes	3
Number of Units Cottonwood Bend	102
Number of Units Idlewild	112
Number of Units Pebblebrook	148
Miles of Roadways	32
Miles of Trails	9
Miles of Sidewalks	8
Miles of Perimeter Wall and Fence	Over 7
Acres - Verandah Community	1,456
Acres - Common Areas, Golf Course, Parks	480
Acres - Wetland Preserve and Lakes	416
Acres - Upland Preserve & River Buffer	84
Number of Catch-basins	279
Visitors Entering Verandah Annually	>500,000
Number of Office, Maintenance, Gatehouse Positions (including vacancies)	21

Financials - 2022 Expenditures

Unaudited Results - Total \$4.2M



Administration	\$1,040,294
Office, Maintenance, Gatehouse Compensation	\$809,107
ELM Management	\$90,332
Office Lease	\$58,302
Other Office Expenses	\$82,553

Comcast	\$1,234,690
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Landscape and Maintenance	\$1,165,940
Landscape Services Contract	\$780,177
Mulch	\$80,793
Other	\$76,832
Irrigation Water	\$123,286
Other Utilities (electricity etc.)	\$104,852

VCA Neighborhood Lawn Maintenance	\$533,698
Landscape Services Contract	\$404,372
Mulch	\$94,846
Other	\$34,480

Other	\$204,794
Legal and Accounting	\$34,125
Other Outside Services	\$57,758
Hurricane Expense	\$80,914
Insurance	\$31,998

Total Expenditures	\$4,179,416
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Assessments/Audits/Budgets](#)