
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, March 1, 2016 at 8:00 a.m.** at the Trinity Lutheran Church, located at 3100 Starkey Boulevard, New Port Richey, FL 34655.

Present and constituting a quorum:

Stanley Haupt	Board Supervisor, Chairman
Sara Guthrie	Board Supervisor, Assistant Secretary
Thomas May	Board Supervisor, Assistant Secretary
Brady Lefere	Board Supervisor, Assistant Secretary

Also present were:

Nancy Smith	Board Chairman, Vice Chairman <i>(Via speakerphone)</i>
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Stewart Rogers	District Engineer, Dewberry Engineering
Vivek Babbar	District Counsel, Straley & Robin
Brawnell Simms	Representative, Yellowstone Landscaping

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
February 2, 2016**

<p>On a Motion by Mr. Haupt, seconded by Mr. May with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 2, 2016 for The Verandahs Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
2016**

On a Motion by Mr. Haupt, seconded by Mr. May with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for January totaling \$115,381.40 for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

**Further Discussion Regarding
Construction of Community Clubhouse**

Mr. May reviewed the results of the survey taken regarding community interest in building a clubhouse. He stated that roughly 75% of the respondents (30% of homeowners) are in favor of the project that includes a fitness center and room available to rent for parties, etc.; however, only 60% of those in favor, indicated that they would be willing to increase assessments by \$50 dollars a year to replace the reserve funds. It was stated that the survey also indicates a strong interest in having a community basketball court.

Discussion ensued regarding concerns with the verbiage of some of the questions and the possibility of clarifying the impact replacing the reserve funds would have on assessment levels. It was decided to continue to educate the residents on the benefits of having a clubhouse as there is no major rush to make a decision on this topic. Initial discussions regarding the project mentioned a desire for completion by year's end. Mr. Babbar explained that the District would need to obtain a deed for the property that is currently owned by the HOA.

Mr. Fischer reviewed the costs associated with running and maintaining the facilities and a brief discussion ensued regarding the ability to limit staffing based on the use of a card access system for the fitness center. Mr. May offered to fine tune the survey and include information on the impact the clubhouse could bring to property values, as well as clarify what amenities can feasibly be included in the plan. It might also ascertain any interest in utilizing community volunteers to monitor the facilities.

Mr. Stewart confirmed that it would be possible to complete the project in phases, by installing the parking spaces one year, and the actual building another year should the Board so desire. The general consensus was that it should be done all at once.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Pressure
Washing Sidewalks**

Mr. Fischer reviewed the proposals for pressure washing the front section of the community sidewalks, curbs, gutters, sign posts, and other rust stained areas. Following a brief discussion, the Board asked that Staff contact the vendors and ask them to add other areas to their proposals. A map will be provided to the vendors highlighting the specific areas to be addressed. The HOA will be sharing the cost of this project 50/50.

On a Motion by Mr. Lefere, seconded by Mr. Haupt with all in favor, the Board of Supervisors approved a not-to exceed amount of \$6,000 to pressure the designated sidewalks for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Babbar stated that his firm is continuing to monitor the legislative session.
- B. District Engineer
No report.
- C. Operations Manager
Mr. Toborg provided a brief overview of his report and asked if there were any question. He spoke briefly on a wiring issue along Luftburrow Lane that impacted the amount of chemicals used. Mr. Lefere asked that the contract with Rust-Off be checked to see if it contains a provision for cleaning any areas that develop rust stains despite their water treatments

Mr. Toborg reviewed various proposals that he has requested from the landscaper based on the last inspection. A brief discussion ensued regarding irrigation issues.
- D. District Manager
Mr. Fischer reminded the Board that the next meeting will be held on April 5, 2016 at 8:00 a.m.

SEVENTH ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

EIGHTH ORDER OF BUSINESS

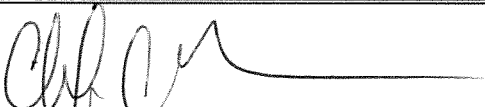
Supervisor Requests

There were no Supervisor requests put forward.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Haupt, seconded by Mr. Lefere with all in favor, the Board of Supervisors adjourned the meeting at 9:07 a.m. for The Verandahs Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman