
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, August 2, 2016 at 6:30 p.m.** at the offices of Florida Design Consultants, located at 3030 Starkey Boulevard, New Port Richey, FL 34655.

Present and constituting a quorum:

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

Also present were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Stewart Rogers	District Engineer, Dewberry Engineering
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Scott Brizendine	Director of Financial Services, Rizzetta & Company, Inc.
Robbie Cox	Representative, MBS Capital Markets
Audience	

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 audience comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
July 5, 2016**

<p>On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 5, 2016 for The Verandahs Community Development District.</p>
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FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Haupt, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for June totaling \$33,498.31 for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2016/2017
Budget**

On a motion by Ms. Smith seconded by Mr. Haupt with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2016/2017 Final Budget for The Verandahs Community Development District.

Mr. Fischer stated that per Florida Statues the public hearing was advertised in the local paper, and mailed notices sent to property owners informing them of the proposed increase.

A brief discussion was held regarding various line items in the budget with audience comments being entertained.

On a motion by Ms. Smith seconded by Mr. Haupt, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2016/2017 Final Budget for The Verandahs Community Development District.

On a motion by Ms. Smith seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved Resolution 2016-04, Adopting Fiscal Year 2016/2017 Final Budget totaling \$695,945.43 (Gen.-\$354,439.00 and Debt-\$341,506.43) for The Verandahs Community Development District.

On a motion by Ms. Smith seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved Resolution 2016-05, imposing assessments to fund the Fiscal Year 2016/2017 Budget for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Series 2016 Bond
Issuance**

On a motion by Ms. Smith seconded by Mr. Haupt with all in favor, the Board of Supervisors opened the public hearing on the Series 2016 Bond Issuance for The Verandahs Community Development District.

Mr. Fischer stated that per Florida Statues the public hearing was advertised in the local paper, and mailed notices sent to property owners informing them of the proposed increase.

Mr. Cox reviewed the terms of the bank funded bond issuance, explaining that the Bank has agreed to move forward before the HOA finalizes the conveyance of the land where the clubhouse will be constructed, with the understanding that should the conveyance not be approved the bond funds would be used to pay down the current bonds. He asked that the meeting be continued until August 29th. It was decided to table discussion on the Final Supplemental Engineer's Report, the Final Supplemental Assessment Methodology Report, and the Delegated Bond Resolution until the continued meeting as well.

Mr. Brizendine reviewed the Preliminary Supplemental Assessment Methodology Report outlining the savings from the bond refinance portion of the series 2016 bonds and cost of the new bonds. He explained that the single family homes will see a net increase of \$3.13 and the town homes \$3.65. Both he and Mr. Cox responded to audience comments on the topic.

On a motion by Mr. May seconded by Mr. Haupt with all in favor, the Board of Supervisors closed the public hearing on the Series 2016 Bond Issuance for The Verandahs Community Development District.

On a motion by Ms. Smith seconded by Mr. Haupt with all in favor, the Board of Supervisors approved Resolution 2016-07, authorizing the construction of certain capital improvements, the refunding of the Series 2006A bonds, and imposing assessments to fund the improvements for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-08,
Setting Meeting Schedule for Fiscal Year
2016/2017**

The Board indicated that they would like to continue to meet on the first Tuesday of each month at 8:00 a.m. with the exception of the four required evening meetings at the church if available.

On a motion by Mr. May seconded by Ms. Smith with all in favor, the Board of Supervisors approved Resolution 2016-08, Setting Meeting Schedule for Fiscal Year 2016/2017 as the first Tuesday of each month at 8:00 a.m. (with the exception of the months of November, February, May, and August when they will commence at 6:30 p.m.) at the Trinity Lutheran Church located at 3100 Starkey Boulevard, New Port Richey, FL 34655 for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-09,
Declaring a Vacancy**

Mr. Babbar explained that since no one qualified to run as a candidate within the qualifying period, the Board must declare a vacancy for seat three. He stated that the vacancy will be effective two weeks after the general election and the Board has 90 days to appoint someone to fill the seat. Mr. Lefere can continue to serve until a replacement is named.

On a motion by Ms. Smith seconded by Mr. Haupt with all in favor, the Board of Supervisors approved Resolution 2016-09, declaring a vacancy for seat 3 effective two weeks after the general election for The Verandahs Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-10,
Designating a Secretary**

Mr. Fischer explained that with Mr. Williams' pending retirement Rizzetta & Company, Inc. has reorganized some of its management positions. The next few resolutions address the internal changes at the district level. Rizzetta is recommending that Eric Dailey be appointed as Secretary.

On a motion by Mr. May seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved Resolution 2016-10, designating Eric Dailey as Secretary for The Verandahs Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-11,
Designating a Treasurer**

Rizzetta is recommending that Joe Kennedy be appointed as Treasurer.

On a motion by Mr. May seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved Resolution 2016-11, designating Joe Kennedy as Treasurer for The Verandahs Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-12,
Designating an Assistant Treasurer**

Rizzetta is recommending that Shawn Wildermuth be appointed as Assistant Treasurer.

On a motion by Mr. May seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved Resolution 2016-12, designating Shawn Wildermuth as Assistant Treasurer for The Verandahs Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
A brief discussion ensued regarding the importance of getting HOA approval for the conveyance of the land to construct the clubhouse.
- B. District Engineer
Mr. Rogers presented the RFQ for construction of the clubhouse, explaining that it is looking for the qualifications of the construction firm and the architecture and once those firms have been approved, they will work on the pricing aspect.

Mr. Babbar stated that this will need to be a public bid advertised in the paper and will therefor require a 21 day period between being advertised and the documents being due.

On a motion by Mr. Haupt seconded by Mr. May, with all in favor, the Board of Supervisors approved adding the approval of the RFQ to the August 29th meeting for The Verandahs Community Development District.

C. Operations Manager

Board members expressed concerns with the mowing of the buffer area behinds homes, the plants on Chenwood, and lack of tree trimming. Mr. Fischer stated that he would require both the landscaper and Mr. Brown to attend next month's meeting. The general consensus of the Board was that if they do not see improvements this month, a notice will be provided and the RFP process initiated.

D. District Manager

Mr. Fischer reminded the Board that this meeting is being continued until August 29, 2016 at 8:00 a.m. .

THIRTEENTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding additional pressure washing and the smell at the lift station.

FOURTEENTH ORDER OF BUSINESS

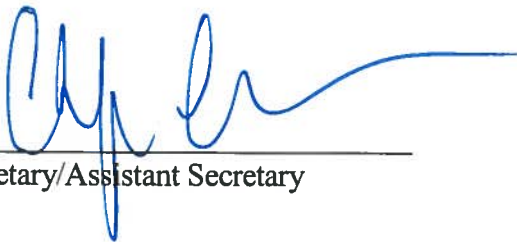
Supervisor Requests

There were no Supervisor requests put forward.

FIFTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors continued the meeting at 8:01 p.m. until August 29, 2016 at 8:00 a.m. at the Trinity Lutheran Church, located at 3100 Starkey Boulevard, New Port Richey, FL 34655 for The Verandahs Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman