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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, October 4, 2016 at 8:00 a.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	<b>Board Supervisor, Chairman</b>
Thomas May	<b>Board Supervisor, Assistant Secretary</b>
Brady Lefere	<b>Board Supervisor, Assistant Secretary</b>
Sara Guthrie	<b>Board Supervisor, Assistant Secretary</b> <i>(joined the meeting at 8:04 a.m.)</i>

Also present were:

Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Stewart Rogers	<b>District Engineer, Dewberry Engineering</b> <i>(joined the meeting at 8:15 a.m.)</i>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Tyree Brown	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Brian Mahar	<b>Representative, Yellowstone Landscaping</b>
Brett Perez	<b>Representative, Yellowstone Landscaping</b>

**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  
August 29, 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 August 29, 2016 for The Verandahs Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for August  
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 August totaling \$14,115.83 for The Verandahs Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of Submittals for RFQ for  
Clubhouse Construction Services**

Mr. Rogers informed the Board that he only received one proposal for the project. The Board indicated that it would like to go back out to bid and try to obtain additional proposals. Mr. Babbar will work with Management and District Engineer on the required notice.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Establishing Policies  
and Fees for Use of the Clubhouse**

Mr. Babbar reviewed the procedures that must be followed to establish policies and a fee schedule for use of the facilities. He explained that a public hearing will need to be held and the proposed fees advertised prior to the hearing. Following a brief discussion the Board asked to be provided with samples of policies from other local communities as a starting point to set its own.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Babbar informed the Board that the District has received the Conveyance and Warranty Deed from the HOA for the site of the clubhouse.
- B. District Engineer  
Mr. Rogers stated that he has begun working on the site plan for the clubhouse project.
- C. Operations Manager  
Mr. Brown gave his report and stated that the landscapers have made significant progress in improving the overall appearance of the property. Supervisors expressed that they are still concerned with the presence of fire ants and the entrance plants. A brief discussion was held regarding the possibility of installing alternative materials rather than plants.

Discussion was held regarding the proposals from Yellowstone to prune the trees along Chenwood and by the pool (\$15,792) and to replace the Loropetalum with Blue Daze (\$1,157).

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$10,000 to start the project and requested that it be paid out of fiscal year 2015/2016 funds for The Verandahs Community Development District.

D. District Manager

Mr. Fischer reviewed the email from Suncoast Rust Off and the Board asked that he engage with the firm to determine the cause of the rust problem at the back pump station.

Mr. Fischer spoke regarding concerns that he has received from residents relative to the condition of the sign at the front entrance and the desire to have it refurbished. He stated that Metcalf Electric has been hired to address the lighting issues. General discussion ensued on the topic, as well as concerns with the Greengate Entrance gate. Mr. Fischer stated that he had received a proposal (that is within is threshold to approve) to clean and paint the front entrance gate and would have the work completed as soon as possible.

Mr. Fischer presented the proposals from EGIS insurance and a brief discussion was held.

On a motion by Mr. Haupt seconded by Mr. May with all in favor, the Board of Supervisors approved the EGIS Insurance proposal totaling \$5,665 for The Verandahs Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience members in attendance.

**FOURTEENTH ORDER OF BUSINESS**

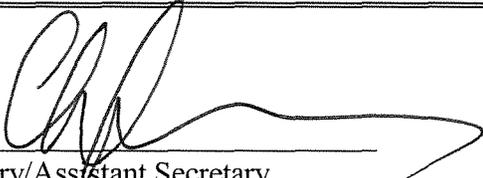
**Supervisor Requests**

A request was made to place the appointment of a new Board Supervisor on the November agenda as Mr. Lefere has indicated that he would like to resign from the Board.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Haupt, seconded by Mr. May, with all in favor, the Board of Supervisors adjourned the meeting at 9:02 a.m. for The Verandahs Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman