
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, November 1, 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	Board Supervisor, Chairman
Nancy Smith	Board Supervisor, Vice Chairman
Sara Guthrie	Board Supervisor, Assistant Secretary

Also present were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Stewart Rogers	District Engineer, Dewberry Engineering <i>(joined the meeting at 6:37 a.m.)</i>
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
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
October 4, 2016**

<p>On a Motion by Mr. Haupt, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 4, 2016 for The Verandahs Community Development District.</p>

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for September 2016 totaling \$41,287.91 for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Board Supervisor
Resignation (Brady Lefere)**

On a Motion by Ms. Guthrie, seconded by Mr. Haupt, with all in favor, the Board of Supervisors accepted the resignation of Brady Lefere as Board Supervisor (seat 3) for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Filling Vacancy for
Seat 3**

A general discussion was held regarding the timing for replacing the vacancy, with it being noted that seat 3 was up for election in the general election and no one qualified for the seat. Therefore, it doesn't make sense to appoint someone now and have to reappoint them in December. A question and answer period was held with two of the interested candidates, who were in attendance. It was decided to invite all of the candidates to attend the December meeting and send the other candidate the questions that were put forward tonight.

SEVENTH ORDER OF BUSINESS

**Consideration of Berger Toombs
Engagement Letter for Fiscal Year
2015/2016 Financial Audit**

Mr. Fischer stated that the pricing is in line with the budget.

On a Motion by Ms. Smith, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved the engagement letter from Berger Toombs for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

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

Discussion was held regarding the sample Amenity policies provided as a reference point for the Board to establish the fees and policies for the Verandahs.

Mr. Babbar responded to Board questions regarding the legal procedures to set user fees, and the legal guidelines that dictate that the clubhouse is deemed a public facility and allow for the establishment of membership fees based on the assessment levels paid by residents. He stated that it is rare that anyone pays the dues. It was also noted there will be a rental fee for use of the meeting room. Mr. Babbar stated that once approved the policies can be changed as needed as long as the fees do not change.

Discussion was held regarding hiring a manager for the clubhouse. It was noted that the building will most likely not be completed in this fiscal year.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
Mr. Rogers spoke regarding steps that have been taken to ensure that additional proposals are received. He reviewed the process that will be used to select a firm. A brief discussion ensued.
- C. Operations Manager
Discussion was held regarding the inspection report, with the Board expressing major concerns. They asked that the vendor be put on a 30-day notice.
- D. District Manager
Mr. Fischer presented Resolution 2017-02, amending the Fiscal Year 2015/2016 Budget, explaining that the amendment is necessary to reflect the payment of the landscape improvements that were completed in 2016, but were funded in 2014/2015. A brief discussion ensued with the Board asking that a separate line item be created to reflect the expense.

<p>On a motion by Ms. Smith seconded by Mr. Haupt with all in favor, the Board of Supervisors approved resolution 2017-02, amending the Fiscal Year 2015/2016 budget for The Verandahs Community Development District.</p>
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TENTH ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Discussion was held regarding painting the signs and what color should be used and ongoing rust issues.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

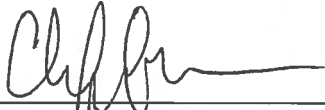
November 1, 2016 Minutes of Meeting

Page 4

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Smith, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors adjourned the meeting at 7:40 p.m. for The Verandahs Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman