

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, May 2, 2017 at 6:30 p.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
Nancy Smith	Board Supervisor, Vice Chairman
Sara Guthrie	Board Supervisor, Assistant Secretary
Thomas May	Board Supervisor, Assistant Secretary
Kim Jordan	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
Steve Costa	Sunrise Construction
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

District Counsel

Mr. Babbar stated that he submitted the contract for the clubhouse to the builder, but he has not heard back from them. Mr. Costa voiced some concerns with the verbiage in the contract and explained that he is waiting for his attorney to review prior to executing.

Mr. Babbar stated that he has nothing new to report on the legislative session and will be sending out a memorandum once it closes outlining any changes impacting Districts.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

May 2, 2017 Minutes of Meeting

Page 2

Mr. Babbar spoke regarding a request from a resident to purchase a small piece of District property, so they can install a pool on his irregularly shaped lot. He recommended that District Engineer complete an inspection of the area to ensure there are no issues with infrastructure, etc. in the area and then if it comes back clean a survey will need to be completed, along with determining a fee for the property and costs associated with the sale. A brief discussion ensued.

On a Motion by Ms. Smith, seconded by Ms. Jordan, with all in favor, the Board of Supervisors authorized Staff to begin the process to sell a small section of District property (if feasible) to a resident so he can build a pool for The Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on April 4, 2017

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 April 4, 2017, as presented, for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2017

On a Motion by Ms. Smith, seconded by Ms. Jordan, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for March 2017 totaling \$48,730.08 for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Discussion with Contractor Regarding Clubhouse Design

Mr. Fischer stated that he and Mr. Haupt met with Mr. Costa to discuss the design last week. Mr. Costa provided a revised design based on the comments made during the meeting and discussion. Mr. Fischer will email the Board and the District Engineer a copy of the design so they can review it and provide comments back to Clif who will then forward on to the Builder.

A brief discussion was held regarding the timing of the project and whether it will be necessary to close the pool for a short period of time.

Mr. Fischer reviewed the payment process for the Board and Builder.

SEVENTH ORDER OF BUSINESS

Discussion with Rust-Off Regarding Board Concerns

A brief discussion was held regarding the status of the rust issues. Mr. Fischer stated that the vendor states that the proper amount of chemicals is being used based on the iron levels in the water. The Board indicated that the District does need to address the rust stains on the resident's home and fence and may need to plan to address this annually. It was noted that there is a section of sidewalk that needs to be pressure washed as well.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Common Area Landscaping

The Board expressed concern with the condition of the common area landscaping and the timing for the irrigation repairs. The possibility of installing another material instead of grass along Southbridge was put forward given that irrigation cannot reasonably be installed without putting in another well or tapping into a County water line and installing an irrigation meter. The Board asked that the District Engineer research the option of installing an irrigation meter and for Staff to obtain pricing to install Bahia in a 20 X30 foot section and filling in the rest of the area with mulch or stones.

NINTH ORDER OF BUSINESS

Consideration of Sod Replacement Proposals

Following a brief discussion, this item was tabled. The Board asked that Staff relay the message that the Board would like to have proposals to install irrigation to include timing for completion. He will schedule a walk through with the vendor, Mr. Brown and Mr. Haupt to review the District's needs.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Cutting Back Brush

Mr. Fischer reviewed the proposal and reminded the Board that this is not District property. It was noted that the property owner has given permission for the work to be completed at the District's cost so the monument can be seen.

On a Motion by Ms. Smith, seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal from Yellowstone to cut back the brush at the corner of SR 52 and Chenwood for The Verandahs Community Development District.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

May 2, 2017 Minutes of Meeting

Page 4

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Fence Line of Homes
on Jillian**

Mr. Fischer expressed concern with the District maintaining personal property as the fences are set back ten feet from the end of the property line. Ms. Smith indicated that the residents are maintaining the ten feet and not the landscaper. Another Supervisor opined that it would not be a big deal if the landscapers do cut that strip since they need to go into the area anyway. The Board emphasized the need for the landscapers to continue to trim the tree line back as needed.

TWELFTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2017/2018
Proposed Budget**

Mr. Fischer presented the fiscal year 2017/2018 proposed budget totaling \$354,400, with an administrative subtotal of \$87,525 and a field operations subtotal of \$266,875. Discussion was held regarding the various line items with the Board recommending increases in capital outlay, landscape, irrigation, and clubhouse staff and eliminated the janitorial services. The Board also asked that Rizzetta increases be held to a flat 3% over the areas increasing and the contract be a two year contract with no increase in the second year.

The net increase came to \$48,000, which represents an increase in assessments of \$132.66 for the single family homes and \$66.33 for the townhomes. The Board asked that the letter sent to residents regarding the increase be clearer and include an explanation on what the increase is paying for.

On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved Resolution 2017-05, approving the fiscal year 2017/2018 proposed budget totaling \$402,400 and setting the public hearing on August 1, 2017 at 6:30 p.m. at the Trinity Lutheran Church, located at 3100 Starkey Boulevard, New Port Richey, FL 34655 (pending agreement with Rizzetta on the terms of the management contract) for The Verandahs Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Engineer
No report.
- B. Operations Manager
There were no questions on the report.
- C. District Manager
Mr. Fischer reminded the Board that the next regular meeting is scheduled for June 6, 2017 at 8:00 a.m.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

May 2, 2017 Minutes of Meeting

Page 5

Mr. Fischer explained that Florida Statutes require that he announce the number of registered voters every year, but he has not received this information from the County to date.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

A comment was made regarding irrigation.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Smith asked that signs be posted along the pond at the end of Chenwood that match those posted on other ponds. It was stated that additional signs be purchased as the townhomes need some and it would be advisable to have a couple of extras on hand.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Smith seconded by Mr. May, with all in favor, the Board of Supervisors adjourned the meeting at 8:20 p.m. for The Verandahs Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman