

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, January 16, 2018 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
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.
Vivek Babbar District Counsel, Straley & Robin (Speaker Phone)
Stewart Rogers District Engineer, Dewberry

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 December 5, 2017

On a Motion by Mr. Haupt, seconded by Ms. Jordan, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 5, 2017, for The Verandahs Community Development District.

FOURTH ORDER OF BUSINESS Consideration of Operation and

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**Maintenance Expenditures for November
2017**

On a Motion by Ms. May, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for November 2017 totaling \$19,227.10 for The Verandahs Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Yellow Stone
Landscaping Proposals**

District Manager will sign the Proposals.

SIXTH ORDER OF BUSINESS

**Review of Fitness Center Approval Letter
and Site Plan**

On a Motion by Ms. Smith, seconded by Mr. May, with all in favor, the Board of Supervisors approved the fitness center site plan in substantial form, documents and construction schedules will be sent to supervisors, and authorized the chair to sign for The Verandahs Community Development District.

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SEVENTH ORDER OF BUSINESS

**Review of Letter from Withlacoochee
River Electric**

Mr. Fischer presented the letter from Withlacoochee River Electric to the Board. Discussion ensued.

EIGHTH ORDER OF BUSINESS

**Review and Execution of Construction
Contract**

On a Motion by Ms. Smith, seconded by Mr. May, with all in favor, the Board of Supervisors approved the construction contract in substantial form for The Verandahs Community Development District.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar reported that monitoring the legislative cycle began last week.

B. District Engineer

There was a direction from the Board to convey the south hammer head to the HOA & authorize staff to produce documents to do so.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

January 16, 2018 Minutes of Meeting

Page 3

76 The District had a storm water inspection and a proposal was presented. Mr. May
77 would like to know if there are two more ponds north of Chenwood.
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On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the proposal for storm water maintenance for \$1,200.00 for The Verandahs Community Development District.

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80 C. Field Services Manager
81 The District has some freeze damage and it will be getting colder and there is a plan
82 to replace.
83 The Board would like the landscaper to treat for lichen on the trees up front.
84 The Board would like to know where the landscapers are at with regard to cutbacks
85 and would like to be provided with a schedule.
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87 D. District Manager
88 No Report
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90 Mr. Fischer Reminded the Board that the next meeting is on February 6, 2018 6:30 p.m.

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92 **TENTH ORDER OF BUSINESS** **Audience comments**

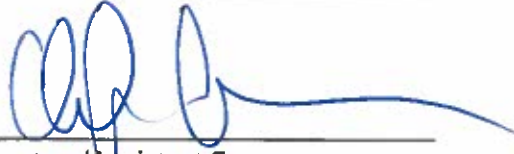
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94 There were no audience comments.
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96 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

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98 Ms. Smith would like to know what was the result of the fence jumping by Yellowstone.
99 Mr. May would like the HOA to give access to the pool area for the landscapers.
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101 **TWELFTH ORDER OF BUSINESS** **Adjournment**
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On a Motion by Mr. Haupt Seconded by Ms. Smith, the Board of Supervisors adjourned the meeting at 8:58 a.m. for The Verandahs Community Development District.

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Secretary/Assistant Secretary


Chairman/Vice Chairman

Exhibit to Minutes

January 16, 2018

- 1. First Amendment to the Clubhouse Design Build Agreement**
- 2. Draw Schedule for Sunrise Homes**

First Amendment to the Clubhouse Design Build Agreement

This First Amendment to the Clubhouse Design Build Agreement (this "Amendment") is dated as of the 15 day of January, 2018 and is between Sunrise Homes & Renovations, Inc., ("Design Builder") and The Verandahs Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "District").

Background Information

The District and Design Builder previously entered into that Clubhouse Design Build Agreement dated June 6, 2017 (the "Agreement"), incorporated by reference herein. The Design Builder has submitted the final Specifications and Final Project Cost Summary for the Project. The District and the Design Builder desire to modify certain provisions of the Agreement as further described in this Amendment. The District and the Design Builder each has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

Operative Provisions

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

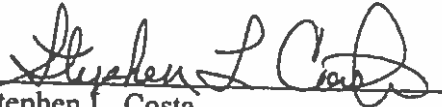
1. Acceptance of Specifications. The District hereby accepts the Specifications attached to the Agreement as **Exhibit A**.
 - 2.
 3. Acceptance of Final Project Cost Summary. The District hereby accepts the Final Project Cost Summary attached to the Agreement as **Exhibit C**.
 4. Final Contract Amount.
 - a. The final Contract Amount as stated in the Final Project Cost Summary is \$345,016.00 plus the actual fees and costs associated with permit fees, impact fees and any possible SWFWMD fees or requirements, which will be determined upon submittal of plans to the appropriate parties and shall be payable by the District within 45 days.
 - b. The final Contract Amount shall be paid to Contractor in accordance with the Agreement and the draw schedule included in the Final Project Cost Summary.
2. Ratification. Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

**The Verandahs
Community Development District**

Stanley Haupt
Chair of the Board of Supervisors

Sunrise Homes & Renovations, Inc.


Stephen L. Costa
President

Draw Schedule for Sunrise Homes & Renovations, Inc.
The Verandahs

Draw #	Draw %	Draw Amount	
1	10%	\$ 34,501.60	Initial 10% deposit
2	20%	\$ 69,003.20	When builders risk insurance paid, portalet & dumpster on site, earthwork including mobilization, M.O.T., silt fence & inlet protection, tree barricades, saw cutting, demolition, tree removal are complete
3	20%	\$ 69,003.20	When slab, block, trusses, frame & rough plumbing are complete
4	20%	\$ 69,003.20	When roof, windows, rough a/c, rough electrical, stucco, fascia, soffit, vinyl exterior ceilings, sanitary tie-in and water system tie-in are complete
5	20%	\$ 69,003.20	When drywall, Bora Care spray, locks, stone, insulation, bathroom toilets, wainscoting, paint, cabinets, countertops, sinks, tile, interior sliding glass door and asphalt & parking striping are complete
6	10%	\$ 34,501.60	When appliances, final paint, lighting fixtures, plumbing fixtures, bathroom accessories, gym mirrors, clean, trash can fence, landscaping and sprinklers are complete. This includes completing the Agreement's Article 14 – Completion and Inspection.
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Total =	100%	\$345,016.00	