



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
July 13, 2021**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1615**

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Verandahs Clubhouse, 12375 Chenwood Ave., Hudson, FL 34669

Board of Supervisors	Stanley Haupt	Chair
	Thomas May	Vice Chair
	Tracy Mayle	Asst. Secretary
	Allen Adams	Asst. Secretary
	Sarah Nesheiwat	Asst. Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Richard Ellis	Dewberry Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 5844 OLD PASCO ROAD, SUITE 100 • WESLEY CHAPEL, FL 33544

MAILING ADDRESS • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

www.theverandahscdd.org

July 9, 2021

**Board of Supervisors
The Verandahs Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, July 13, 2021 at 8:30 a.m., at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson Florida 34669.** The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A.** Consideration of Yellowstone/High Trim LLC
Landscape Proposals Tab 1
 - B.** Discussion of Cleaning Company Contract..... Tab 2
 - C.** Consideration of Special Planting at Pond #150 Tab 3
 - D.** Consideration of Suncoast Rust Control Agreement..... Tab 4
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** Landscape & Irrigation
 - i.** Field Inspection & Observation Reports..... Tab 5
 - D.** Presentation of Aquatics Report Tab 6
 - E.** Clubhouse Manager's Report Tab 7
 - F.** District Manager
 - 1.** Discussion of Muscovy Ducks in ponds
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Meeting held June 1, 2021 Tab 8
 - B.** Consideration of Operations & Maintenance
Expenditures for May 2021 Tab 9
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

[Lynn Hayes](#)

Lynn Hayes, District Manager

Tab 1



Proposal #139288

Date: 07/02/2021

From: Jamie Stephens

Proposal For

The Verandahs CDD
c/o The Verandahs CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

main:
mobile:

Location

13729 Royston Bend
Hudson, FL 34669

Property Name: The Verandahs CDD

Jillian circle tree trim

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$118.97	\$118.97
debris	1.00	\$275.00	\$275.00
Subcontractor Cost	0.00	\$0.00	\$0.00

Client Notes

proposal to trim the trees of the pool cage at 12640 Jillian circle.

Signature

x

SUBTOTAL \$393.97

SALES TAX \$0.00

TOTAL \$393.97

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

12640 Jillian Circle
Hudson, Florida 34669

Quote #2421

Sent on 06/21/2021

Total \$525.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
tree trimming	Trim 2 Cypress trees behind pool enclosure	1	\$525.00	\$525.00*
tree trimming		1	\$0.00	\$0.00*

Total

\$525.00

* Non-taxable

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 30 days, You will have to pay a late fee of 15%. A 15% late fee will be added every 30 days you are late.

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



Notes Continued...

Signature: _____ Date: _____

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Proposal #131980

Date: 05/26/2021

From: Jamie Stephens

Proposal For

Location

The Verandahs CDD
c/o The Verandahs CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

main:
mobile:

13729 Royston Bend
Hudson, FL 34669

Property Name: The Verandahs CDD

Clubhouse front island enhancement.

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
labor to install	1.00	\$2,676.82	\$2,676.82
Labor to install plantings and create new beds in the front entry island.			
3 gal copper plants	93.00	\$17.14	\$1,594.02
copper plants for color and height in the back of the be			
3 gal Jasmine	81.00	\$17.14	\$1,388.34
install Jasmine in the front of the copper leaves to add a tier affect.			
3 gal dwarf fire bush	67.00	\$27.14	\$1,818.38
Install pockets of dwarf fire bush in the new beds in the entry island.			
35 gal crape myrtles trees	3.00	\$442.85	\$1,328.55
Install 3 35 gallon crape myrtle trees in front of the new beds.			
45 gal little gem magnolia trees	2.00	\$471.42	\$942.84
install 2 45 Little Gem magnolia trees for the new bed area.			
coco brown mulch	300.00	\$7.14	\$2,142.83

Install 300 bags of coco brown mulch.

Irrigation Labor and parts for new beds . 1.00 \$3,717.94 \$3,717.94

Parts and labor to install proper irrigation for the new planting beds in the clubhouse island.

Client Notes

Proposal to install plants and design new beds in the front island by the pool and club house.

Signature

x

SUBTOTAL \$15,609.72

SALES TAX \$0.00

TOTAL \$15,609.72

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Jamie Stephens
Office:
jstephens@yellowstonelandscape.com

The Verandahs

Hudson, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Crape Myrtle
Southern Magnolia
Viburnum 'Suspensum'
Dwarf Firebush
Copperleaf
Sod*



Potential

The Verandahs

Hudson, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Crape Myrtle
Southern Magnolia
Viburnum 'Suspensum'
Dwarf Firebush
Copperleaf
Sod*



Potential



Proposal #139616

Date: 07/06/2021

From: Jamie Stephens

Proposal For

The Verandahs CDD

c/o The Verandahs CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

main:
mobile:

Location

13729 Royston Bend
Hudson, FL 34669

Property Name: The Verandahs CDD

Clubhouse island -2

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Install labor	1.00	\$1,189.70	\$1,189.70
35 gal crape myrtle trees	4.00	\$442.85	\$1,771.40
Install 4 Crape myrtle trees as a center point and the smaller plants will be planted around			
3 gal star jasmine	48.00	\$17.14	\$822.72
Install the Jasmine around the crape myrtles 12 around each tree			
3 gal dwarf fire bush.	40.00	\$27.14	\$1,085.60
Install the dwarf fire bush on the inside of the tree beds.			
coco brown mulch	140.00	\$7.14	\$999.60
coco brown mulch for the new beds.			
Irrigation Labor	1.00	\$1,351.98	\$1,351.98
irrigation parts and labor for the new beds.			

Client Notes

Proposal for the clubhouse island at Verandahs. this is less plants. adding tree wells with plantings around them and

irrigation.

Signature

x

SUBTOTAL \$7,221.00

SALES TAX \$0.00

TOTAL \$7,221.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Jamie Stephens
Office:
jstephens@yellowstonelandscape.com

Tab 2

Cleaning and Supplies Restocking Services Agreement

This Cleaning and Supplies Restocking Services Agreement (this “**Agreement**”) is entered into as of January 7, 2020, between **The Verandahs Community Development District**, whose mailing address is c/o Rizzetta & Company, Incorporated, 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625. (the “**District**”) and **Suncoast Sparkling Cleaning Service, Inc.**, a Florida corporation, whose mailing address is 10631 Pearl Berry Loop, Land O' Lakes, FL 34638 (the “**Contractor**”).

Background Information

The District desires cleaning and supplies restocking services for its clubhouse located at 12375 Chenwood Avenue, Hudson, FL 34669. The Contractor provides cleaning and supplies restocking services and the District desires to retain the Contractor to provide cleaning and supplies restocking services as described in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Purchase of Supplies.** The District will purchase the necessary supplies (including cleaning supplies) for the clubhouse and have them delivered to the clubhouse so that Contractor can use the supplies when cleaning and restock the other supplies when performing their services.
3. **Scope of Services.** The Contractor shall perform the general cleaning and supplies restocking services described in the scope of services attached hereto as **Exhibit A** to ensure the clubhouse is in a clean, orderly, and functional condition. The services shall generally be performed 3 times per week on Monday, Wednesday, and Friday during peak-season (April-September) and 2 times per week on Monday and Thursday during off-season (October-March). Contractor shall restock the supplies as needed and inform the District of any supply shortages in a timely fashion.
4. **Compensation.**
 - a) The District agrees to compensate the Contractor for the services described above in the amount of \$655 per month during peak-season (April-September) and \$525 per month during off-season (October-March).
 - b) Each month the Contractor shall submit an itemized invoice for the actual services performed the previous month.
 - c) The District shall pay the Contractor within 45 days of receipt of the invoice unless such invoice is disputed as described below, in accordance with Florida’s Prompt Payment Act.
 - d) If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District’s receipt of such invoice.
 - e) In the event of any dispute regarding the Scope of Services performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor shall continue to carry on performance of the Scope of Services and maintain its progress during any such dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
5. **Term.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for the same term and

contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

6. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
7. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Compliance with Laws and Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. Inspections by the health department or an independent consultant may be performed on a periodic basis. Failure to comply with health department standards or the stipulations of this Agreement may result in immediate termination. Any fees or fines incurred or imposed by the health department due to non-compliance and/or failure of an inspection shall be borne solely by the Contractor.
10. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30 day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
11. **Indemnification.** Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising as a result of the negligence of the Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

12. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
13. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
14. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
15. **Notice.** In the event that the Contractor or the District undergoes a change in address, notification to the other party shall be made.
16. **Arm’s Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm’s length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
17. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Pasco County.
18. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney’s fees at both trial and appellate levels against the non-prevailing party.
19. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

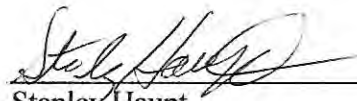
IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 12750 CITRUS PARK LANE, SUITE 115, TAMPA, FLORIDA 33625.

20. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
21. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
22. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

Suncoast Sparkling Cleaning Service, Inc.

The Verandahs
Community Development District

Gretchen Denninger
President



Stanley Haupt
Chair of the Board of Supervisors



Exhibit A

AREA REQUIREMENTS	WKLY	MTHLY	QRTLY	COMMENTS/SPECIAL
ALL BUILDING FACILITY EXTERIORS, ENTRANCES AND WALKWAYS				
Sweep/Blow-Off Front Entrance Sidewalk	2x			
Sweep/Blow-Off Front Entrance Covered Patio	2x			
Sweep Down Front Entrance Walls		2x		
Clean Front Entrance Exterior Windows		2x		
Clean Front Entrance Doors	1x			
Sweep/Blow-Off Front Entrance Ceilings	1x			
Clean All Exterior Doors	1x			
Clean Front/Back Windows		1x		
Sweep Back Covered Patio	2x			
Sweep/Blow-Off Patio Ceiling	2-3x			More in season
Sweep Down Back Exterior Walls		1x		
CLUBHOUSE FACILITY				
Clubhouse Floor Sweeping	2-3x			
Clubhouse Floor Mopping	2-3x			More in season
Clubhouse Walls/Corners		1x		Sweeping down any webs/debris
Kitchen Floor Sweeping	2-3x			More in season
Kitchen Floor Mopping	2x			
Wipe and Disinfect Kitchen Counters	2-3x			More in season
Replace Paper Towels	1x			As needed
Empty All Trash Containers	2-3x			More in season
Fully Clean Hallway Walls		1x		More as needed
Sweep/Mop Women's Bathroom Floors	2-3x			More in season
Sweep/Mop Men's Bathroom Floors	2-3x			More in season
Clean/Disinfect Women's Bathroom toilets and fixtures	2-3x			More in season
Clean/Disinfect Men's Bathroom toilets and fixtures	2-3x			More in season
Replace Paper Towels & Toilet Paper	1-3x			As needed
Spot Clean Walls and Doors	1-3x			More in season
Clean Baseboards		1x		
Organize Chairs & Tables in Board Room	2-3x			More in season
Sweep/Organize/Pick-Up Trash in Exercise Room	1-2x			As needed
MISC				
Lockup/Secure Building	2-3x			Each visit
Replace Clock batteries				As needed
Replace A/C Air Filter			1x	As needed
Replace Air Fresheners			1x	

Tab 3



Aquagenix
A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

The Verandahs CDD
c/o Rizzetta & Company
12750 Citrus Park Lane, #115 Tampa, FL 33625
Contact: Lynn Hayes Phone: (813) 994-1001

Proposal ID	Date	Terms
125645	6/20/2021	Balance due upon receipt of invoice

We are pleased to quote special pricing as follows

Customer has requested a quote to plant the perimeter of pond 150 to help reduce the unsightliness of the pond when its low and to help take up nutrients to reduce algae

Quantity	Description	Taxable	Unit Price	Extended Price
1	Revenue needed to install approximately 300 plants around the perimeter of the pond. The goal will be to install the right plant for the site conditions. Therefore, plant selection to be determined	No	\$1,689.00	\$1,689.00
			Subtotal	\$1,689.00
			Tax	
			Grand Total	\$1689.00

This offer is good for sixty (60) days from date of quote.
DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

AQUAGENIX

PRINT NAME

DATE

CUSTOMER

PRINT NAME

DATE

BRANCH OFFICE

5539 River Gulf Rd | Port Richey, FL 34668 | Phone 813.627.8710 | Fax 727.264.8893

www.aquageniaquatics.com

Tab 4

Irrigation Water Treatment Services Agreement

This Irrigation Water Treatment Services Agreement (this “**Agreement**”) is entered into as of August 1, 2021, between **The Verandahs Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Sun Coast Rust Control, Inc.**, a Florida corporation (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains 3 irrigation wells and their related irrigation infrastructure throughout the community (the local site address is the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, FL 34669). The District desires to retain an independent contractor to provide monthly irrigation water treatment services by neutralizing the high iron content in the water that is causing rust stains. The Contractor represents that it is qualified to provide such services and submitted a proposal dated April 11, 2021 attached hereto as **Exhibit A** (the “**Proposal**”). In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, cleaning supplies, equipment, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described in the Proposal. Contractor will retain ownership of all rust preventative equipment installed by Contractor.
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
5. **Compensation.**
 - a. The District agrees to compensate the Contractor for the services described above in the amount of \$1,250 per month.
 - b. Each month the Contractor shall submit an invoice for the actual services performed the previous month. The District shall pay the Contractor within 30 days of receipt of the invoice unless such invoice is disputed as described below, in accordance with Florida’s Prompt Payment Act.
 - c. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District’s receipt of such invoice.

- d. In the event of any dispute regarding the work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor shall continue to carry on performance of the work and maintain its progress during any such dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
6. **Term.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. Upon termination, Contractor will remove any rust preventative equipment installed by Contractor without damaging the District irrigation infrastructure.
8. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, change order, or work order authorization.
9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
11. **Indemnification.** Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
12. **No Waiver of Sovereign Immunity Beyond Florida Law.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver beyond the District’s limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.
13. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

14. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

15. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO RD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

- 16. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 17. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
- 18. Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
- 19. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Pasco County, Florida.
- 20. Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

21. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
22. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
23. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
24. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
c/o Rizzetta and Company
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
Attn: Lynn Hayes
LHayes@rizzetta.com

To the Contractor:
8026 118th Ave. North
Largo, Florida 33733
Attn: Cherie Maldonado
Email: rustcontrol@gmail.com

25. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
26. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

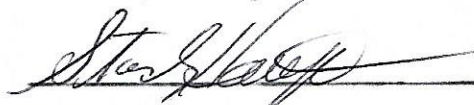
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written above.

Sun Coast Rust Control, Inc.



Name: Cherie Maldonado
Title: Office Manager

The Verandahs
Community Development District



Stanley Haupt
Chair of the Board of Supervisors

Exhibit A

Suncoast Rust- Irrigation Rust Removal & Prevention



Project Proposal

4/11/2021

Objective

We strive for excellence, working hard so you won't have to. Using our own brand of cleaners, treatments, and specialized equipment we keep your property pristine. Handling all the details at one flat rate we eliminate red tape and keep your budget predictable.

Problem

There is high iron content in the water used for irrigation. The iron is distributed by the irrigation system and onto everything the irrigation water touches. That creates ugly stains on buildings, sidewalks, common areas, etc. This iron is difficult to remove and even more difficult to prevent.

Solution

Suncoast will install/update water treatment equipment at the head of the irrigation systems to neutralize the iron in the water before it works its way through the irrigation. This will stop any new rust stains from forming.

Suncoast will then provide a full property cleaning to remove all rust staining. Thereafter technicians will visit your property monthly to refill the tanks on the rust prevention systems and perform routine maintenance to ensure that the systems are functioning properly. While our technicians are on site they will also inspect the property for any new staining. Should any staining be found our technicians will remove it promptly.

Pricing

- Service will cover the three wells and the areas they irrigate at total monthly cost of \$1250 per month
- Includes: Initial cleaning, system installation, system maintenance, monthly inspections, water treatment solution, any future cleanings

Tab 5

THE VERANDAHS

FIELD INSPECTION REPORT



June 28, 2021
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

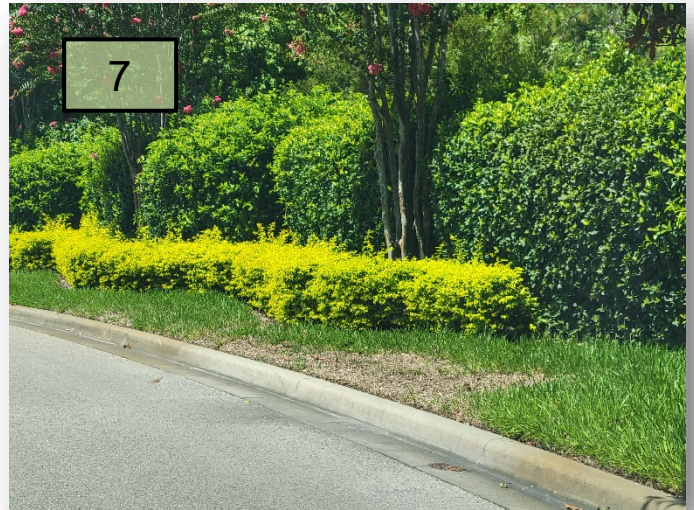
SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Yellowstone to notify the District Manager and Field Service Manager if mowing can not be complete weekly due to adverse weather conditions.
- ❖ Saint Augustine to receive an Application of 24-2-11 at 1lb Per SF in the month of July.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. I have added **Orange** for continuing services.

1. Lift the oak trees on the inbound side of Chenwood Avenue. With recent heavy rains we are noticing them hanging below contract height.
2. Diagnose and treat the declining Hollie Trees on Chenwood Avenue just passed the exit gate.
3. Remove the vines growing in the Evergreen trees just passed the entrance gate on Chenwood Avenue on the ROW. These can be pulled from the bottom allowing the tops to die out.
4. Remove the vines growing in the Wax Myrtles at the first lift station on Chenwood Avenue.
5. Remove the vines growing in the Wax Myrtles at the Lift Station on White Bluff Road.
6. During my inspection we had noticeable areas not mowed. This was discussed with Yellowstone and due to rain, they have had trouble completing an entire property wide mow.
7. Replace the dead spot on Chenwood Avenue with Saint Augustine and invoice the district.(Pic 7)





Jamie Stephens
Yellowstone Landscape

VERANDAHS JULY FIELD REPORT

Friday, July 2, 2021

Prepared For Verandahs CDD

5 Issues Identified



OBSERVATION 1

Assigned To Flowers

The new flowers were installed. Also July 1 there was a change for treatment inside were born treatment applied to the property.



OBSERVATION 2

Assigned To Trees

We have elevated somebody else trees and will continue to do so on each site visit throughout the community



OBSERVATION 3

Assigned To Main Entrance

Trimming in the main entrance is looking much better



OBSERVATION 4

Assigned To Trimming

We have completed the formal trimming to the entrance we will work on the Ligustrum trees in the next few visits.



OBSERVATION 5

Assigned To Cameras

I removed a few branches from the magnolia tree at the camera. I will have the crew push them back more. Magnolia trees do not grow like other trees and if you remove branches the holes on a fill-in.

Tab 6

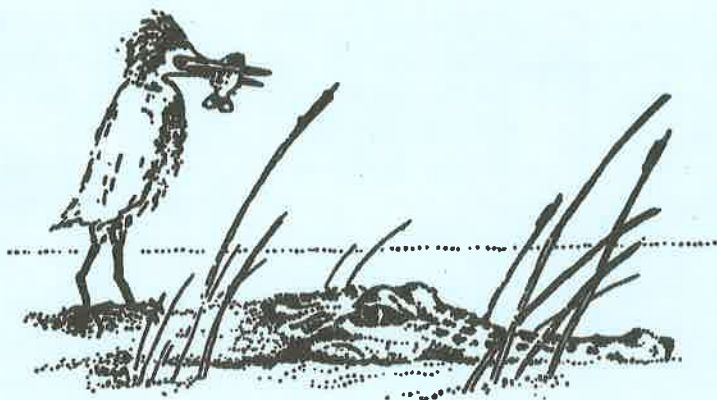
AQUAGENIX / DEANGELO BROTHERS, INC.

SERVICE REPORT

CUSTOMER The Verandahs
 TECHNICIAN Mike
 DATE 6-3-21 ACCOUNT # _____

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV # <u>189</u>	HARVESTER	TRUCK # <u>2302</u>	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
<u>1,3,20,30,40</u>	✓										✓				I			<u>Sunny</u>
<u>80,130,120,</u>	✓										✓				O			<u>HOT</u>
<u>150,70,40,</u>	✓										✓				W			
<u>100,</u>	✓									✓	✓							
<u>2</u>	✓												✓					

COMMENTS: Sprayed Grasses and exposed vegetation and Algae



"PRESERVING YOUR LIQUID ASSETS"

- Algae & Aquatic Weed Control Programs
- Restoration of Neglected Sites
- Fish Stocking Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Floating Fountains & Lighting Systems
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Monitoring & Mitigation Services
- Right-of-way Weed Control

Central Florida Branch Office
 Orlando, FL
 (407) 892-0136

Southeast Florida Branch Office
 Fort Lauderdale, FL
 (954) 943-5118

West Central Florida Branch Office
 Sarasota, FL
 (941) 371-8081

Southwest Florida Branch Office
 Ft. Myers, FL
 (239) 561-1420

West Palm/Treasure Coast Office
 West Palm Beach, FL
 (561) 881-1291

Tampa Bay Area Branch Office
 Tampa, FL
 (813) 627-8710

North Florida Branch Office
 Jacksonville, FL
 (904) 262-2001

AQUAGENIX / DEANGELO BROTHERS, INC.

SERVICE REPORT

CUSTOMER The Verandahs
 TECHNICIAN Mike
 DATE 6-15-21 ACCOUNT # _____

SITE	INSPECTION	TREATMENT	AIRBOAT #	JONBOAT #	AQUA-MULE #	ATV # <u>180</u>	HARVESTER	TRUCK # <u>230</u>	BACKPACK	WEEDEATER	ALGAE	GRASSES	SUBMERSED	FLOATING	CHEMISTRY	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
2,10,140, 160,110,50	✓	✓								✓	✓		✓			1 0 W		cloudy rainy/sunny

COMMENTS: In Good Shape spruce grasses & exposed vegetation.



"PRESERVING YOUR LIQUID ASSETS"

- Algae & Aquatic Weed Control Programs
- Restoration of Neglected Sites
- Fish Stocking Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Floating Fountains & Lighting Systems
- Lake Aeration Systems
- Mechanical Weed Removal
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Tampa Bay Area Branch Office
 Tampa, FL
 (813) 627-8710

North Florida Branch Office
 Jacksonville, FL
 (904) 262-2001

Tab 7

Operations Report – June 2021



12375 Chenwood Avenue Hudson, Florida 34669
(727) 933-5050 ~ verandahsclubhouse@outlook.com

Clubhouse Operations/Maintenance Updates

- Ongoing Covid Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday, Wednesday, and Friday

Facility Usage

- 06/05/2021: Graduation Party
- 06/16/2021: SFH/ACC Meeting
- 06/21/2021: CCR Meeting
- 06/22/2021: HOA Meeting
- 06/26/2021: Bday Party

Resident Payment Log

- 6/14: Card Replacement \$30.00
- 6/21 : Clubhouse rental Deposit \$250.00

Debit Card Reimbursement log

- Lowes (water hose, wasp spray, trash bags, cob web brush) \$113.36

Suggestions/Concerns

- None at this time.



Rizzetta & Company

Tab 8

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 meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, June 1, 2021 at 6:31 p.m. at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

Present and constituting a quorum:

Stanley Haupt	Board Supervisor, Chair
Thomas May	Board Supervisor, Vice Chair
Tracy Mayle	Board Supervisor, Asst. Secretary
Sarah Nesheiwat	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley Robin Vericker <i>(via conf. call)</i>
Jason Liggett	Field Services, Rizzetta & Company, Inc. <i>(via conf call)</i>
Richard Ellis	Representative, Dewberry Engineering <i>(via conf. call)</i>
Wesley Elias	Clubhouse Manager
Kirk Wagner	Representative, Aquagenix

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

None.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

June 1, 2021 Minutes of Meeting

Page 2

THIRD ORDER OF BUSINESS

**Presentation of Fiscal Year 2021/2022
Proposed Budget**

Mr. Hayes presented the Fiscal Year 2021/2022 proposed budget to the board for their consideration.

On a Motion by Mr. Haupt, seconded by Mr. May, with all in favor, the Board of Supervisors approved the Proposed Budget for Fiscal Year 2021-2022, as presented, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Approving Fiscal Year 2021/2022
Proposed Budget and Setting the
Public Hearing on the Final Budget**

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors adopted Resolution 2021-04, Approving Fiscal Year 2021-2022 Proposed Budget and Setting the Public Hearing for August 3, 2021 at 6:30 p.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669, for the Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Sun Coast Rust
Proposal**

Mr. Hayes presented the Sun Coast Rust Proposal. A discussion ensued and the Board decided to terminate their contract with Rust Off.

On a motion by Mr. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors authorized District Counsel to provide 30 day written termination notice to Rust Off, for the Verandahs Community Development District.

On a motion by Mr. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Sun Coast Rust Proposal after District Counsel has prepared the agreement in final form, for the Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Yellowstone
Landscape Proposal**

Mr. Hayes presented the Yellowstone Landscape Proposal to install plantings at the clubhouse front entry island. The Board tabled this until their next special meeting

on July 13, 2021.

SEVENTH ORDER OF BUSINESS

Presentation of FY 2020 Audit

Mr. Hayes reviewed the audit report prepared by Grau & Associates. He informed the Board there were no findings or recommendations made by the auditor and the district was in compliance with the provisions of the Auditor General of the State of Florida.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors accepted the audit for the Fiscal Year 2019-2020, for the Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Ellis noted that the water level in pond 150 is lower than the other ponds but based in his findings he was unable to determine a reason for this.

C. Landscape & Irrigation

Mr. Liggett presented his Field Inspection Report to the Board.

D. Aquatics Report

Mr. Wagner presented the Aquatics Report.

E. Clubhouse Manager's Report

Mr. Elias presented the Clubhouse Manager's Report.

F. District Manager

Mr. Hayes announced that the July 6th meeting has been cancelled and they will have a special meeting on July 13, 2021 at 8:30 a.m. at the Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

On a motion by Ms. Mayle, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved to have a special meeting on July 13, 2021 at 8:30 a.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669, for the Verandahs Community Development District.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

June 1, 2021 Minutes of Meeting

Page 4

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Meeting held
on May 4, 2021**

Mr. Hayes presented the Minutes of the Board of Supervisors Meeting held on May 4, 2021 to the Board for consideration. There were no changes made to the meeting minutes.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on May 4, 2021, as presented, for The Verandahs Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for April
2021**

Mr. Hayes presented the April 2021 Operations & Maintenance Expenditures to the Board for ratification.

On a Motion by Mr. Haupt, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April 2021 (\$24,932.43), for The Verandahs Community Development District.

ELEVENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

One audience member mentioned that there are two dead alligators in the pond outside of the community.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Haupt, seconded by Ms. Mayle with all in favor, the Board of Supervisors adjourned the meeting at 8:17 p.m., for The Verandahs Community Development District.

Assistant Secretary / Secretary

Chair / Vice Chair

Tab 9

The Verandahs Community Development District

District Office · Wesley Chapel, Florida · (813) 993-5571

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.verandahscdd.org

Operations and Maintenance Expenditures May 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,658.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allen Adams	002394	AA050421	Board of Supervisors Meeting 05/04/21	\$ 200.00
Aquagenix	002411	4109459	Pond Maintenance 05/21	\$ 1,155.00
Crestmark Vendor Finance	002395	139684	Lease 193024-VF000 05/21	\$ 323.75
Digital South Communications, Inc.	002396	593511781	Monthly Phone Service 05/21	\$ 43.26
FITREV Inc.	002412	23265	Quarterly Preventative Maintenance 05/21	\$ 185.00
Florida Department of Revenue	002410	61-8018399263-2 03/21	Sales & Use Tax 03/21	\$ 9.49
Frontier Communications of Florida	002408	727-856-7773-073119-5 05/21	Clubhouse Internet & TV 05/21	\$ 283.26
High Trim, LLC	002398	3388	Tree Maintenance 05/21	\$ 1,625.00
Madison Laurino	002399	050221	Refund Of Deposit Of Clubhouse Rental 05/21	\$ 250.00
Madison Laurino	002413	051521	Refund Of Deposit Of Clubhouse Rental 05/21	\$ 250.00
Pasco County Property Appraiser	002390	040121	Non-Ad Valorem Assessment Annual Fee FY 21/22	\$ 150.00
Pasco County Utilities Services Branch	002414	14958567	12375 Chenwood Avenue 04/21	\$ 65.20

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	002392	INV0000058140	District Management Fees 05/21	\$ 4,320.33
Rizzetta Amenity Services, Inc.	002403	INV0000000008749	Actual Bi-Weekly Payroll 04/30/21	\$ 958.62
Rizzetta Amenity Services, Inc.	002409	INV0000000008775	Out of Pocket Expenses 04/21	\$ 120.00
Rizzetta Amenity Services, Inc.	002415	INV0000000008799	Actual Bi-Weekly Payroll 05/14/21	\$ 1,764.73
Rizzetta Technology Services, LLC	002391	INV0000007463	Website Hosting Services 05/21	\$ 100.00
Rust-Off Inc.	002404	30341	Chemicals for Rust Prevention 04/21	\$ 790.00
Sarah Nesheiwat	002402	SN050421	Board of Supervisors Meeting 05/04/21	\$ 200.00
Securiteam Inc	002405	14195	Quarterly Monitoring 05/21	\$ 150.00
Stanley Haupt	002397	SH050421	Board of Supervisors Meeting 05/04/21	\$ 200.00
Straley Robin Vericker	002406	19762	General Legal Services 04/21	\$ 285.00
Suncoast Sparkling Cleaning Service Inc	002407	258	Clubhouse Cleaning 04/21	\$ 655.00
Thomas M May	002400	TM-050421	Board of Supervisors Meeting 05/04/21	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tracy E. Mayle	002401	TM050421	Board of Supervisors Meeting 05/04/21	\$ 200.00
Verandahs CDD	CD023	CD023	Debit Card Replenishment	\$ 461.31
Withlacoochee River Electric Cooperative, Inc.	002393	10365384 04/21	Summary Billing 04/21	\$ 3,747.40
Yellowstone Landscape	002416	TM 215441	Monthly Landscape Maintenance 05/21	\$ 8,676.50
Yellowstone Landscape	002416	TM 220681	Irrigation Repairs 05/21	<u>\$ 1,289.81</u>
Report Total				<u>\$ 28,658.66</u>