



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting September 7, 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

August 30, 2021

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

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, September 7, 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 Landscape Proposal Tab 1
 - B. Ratification of Egis Insurance Proposal Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape & Irrigation
 - i. Field Inspection & Observation Reports Tab 3
 - D. Presentation of Aquatics Report Tab 4
 - E. Clubhouse Manager's Report Tab 5
 - F. District Manager
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held August 3, 2021 Tab 6
 - B. Consideration of Operations & Maintenance
Expenditures for July 2021 Tab 7
- 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 #146544

Date: 08/03/2021

From: John Wegner

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

The Verandahs Proposal sod around pool area

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
removal of Pine bark mulch	1.00	\$771.42	\$771.42
Install St Augustin sod	1.00	\$2,428.54	\$2,428.54
Irrigation upgrade	1.00	\$500.00	\$500.00

Client Notes

proposal for installing sod along each side of pool area to reduce mulch. this will help bring a better balance between mulch and tur in these areas

work includes the following.

- 1) remove old mulch
- 2) regrade to proper level
- 3) reset irrigation for proper coverage price includes material and labor to upgrade
- 4) install St Augustin Sod

Signature

x

SUBTOTAL	\$3,699.96
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SALES TAX	\$0.00
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TOTAL	\$3,699.96
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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

John Wegner

Office:

jwegner@yellowstonelandscape.com



Proposal #146538

Date: 08/03/2021

From: John Wegner

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

The Verandahs Proposal from Field Inspection Loropetalum

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
removal of Loropetalum	1.00	\$500.00	\$500.00
Grade to proper grade	1.00	\$500.00	\$500.00
Irrigation upgrade	1.00	\$1,000.00	\$1,000.00
Fire Bush 3 gal	75.00	\$17.14	\$1,285.70
Plant installation	1.00	\$500.00	\$500.00
Mulch pine bark	1.00	\$281.14	\$281.14

Client Notes

proposal for Removing Loropetalum per request from Jason Liggett on July 29, 2021 Field Inspection Report.
work includes the following.

- 1) remove Loropetalum
- 2) regrade to proper level
- 3) reset irrigation for proper coverage price includes material and labor to upgrade
- 4) install new Fire Bush
- 5) install new mulch

Signature

X

SUBTOTAL \$4,066.84

SALES TAX \$0.00

TOTAL \$4,066.84

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

Assigned To

Print Name: _____

John Wegner

Title: _____

Office:

jwegner@yellowstonelandscape.com

Date: _____

Tab 2



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Verandahs Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121104

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$280,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$47,725

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$3,767

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description

Limit

Deductible

Forgery and Alteration

Not Included

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121104

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$3,767
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,840
Public Officials and Employment Practices Liability	\$2,659
TOTAL PREMIUM DUE	\$10,266

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PROPERTY VALUATION AUTHORIZATION

Verandahs Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$280,000	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$47,725	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____



Verandahs Community Development District

Policy No.: 100121104

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Clubhouse		2019	10/01/2021	\$280,000		
	12375 Chenwood Avenue Hudson FL 34669		Joisted masonry	10/01/2022			\$280,000
			Total:	Building Value \$280,000	Contents Value \$0	Insured Value \$280,000	

Sign: _____

Print Name: _____

Date: _____



Verandahs Community Development District

Policy No.: 100121104
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Fitness Equipment - Max Any One Item \$15,000		Rented, borrowed, leased equipment	10/01/2021 10/01/2022	\$15,725	\$1,000
2	Fitness Equipment - Max Any One Item \$15,000		Other inland marine	10/01/2021 10/01/2022	\$32,000	\$1,000
				Total	\$47,725	

Sign: _____

Print Name: _____

Date: _____

Tab 3

THE VERANDAHS

FIELD INSPECTION REPORT



August 19, 2021
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

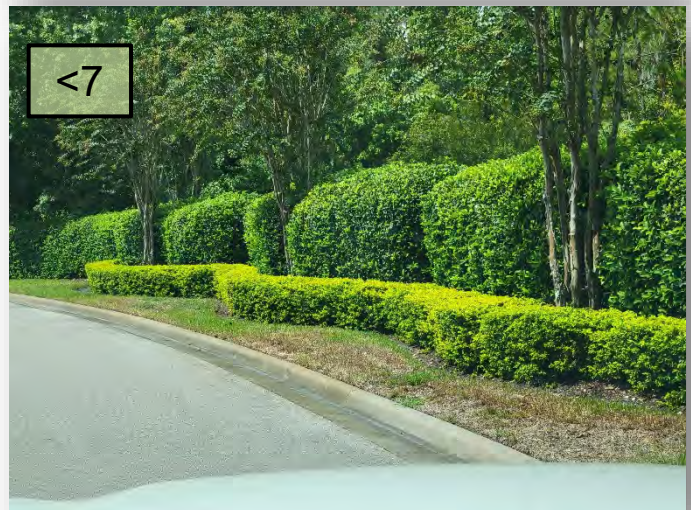
SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Yellowstone to go over Maintenance Exhibit with new staff to ensure the district is getting mowed fully.
- ❖ Make sure during weekly visits we are going into the pool deck area and ensuring it is detailed and in top shape for homeowners.

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. **Pull the weeds coming up around the Viburnum Suspensum around the Perimeter of the pool area.** (Pic 8 See Next Page)
2. Remove the vines growing up from the fence around the Northside of the pool area.
3. Trim the Robellini Palms inside of the pool area on the deck.
4. Treat the weeds throughout the pool deck pavers. We need to make sure we are visiting the pool area every visit.
5. Remove the weeds in the Jasmine Minima beds at the entry gate on Chenwood Avenue.
6. **Remove the vines growing in the Loropetalum on the outbound side Chenwood Avenue just pass the gate.(Pic 6>)**
7. **Yellowstone has committed to replace the long strip of turf on the outbound side of Chenwood Avenue under warranty. Please provide the district with a Estimated date for the project.(Pic 7>)**
8. Raise the Canopy of the Oak Tree on the inbound side of Chenwood Avenue at the Main Entrance. Contract Height 10-15 Feet.



CHENWOOD AVENUE



9. On the inbound side of Chenwood Avenue before the security gate treat the Nutsedge in the Saint Augustine.
10. During my inspection, the Fire Berm around the Perimeter of the community needed Mowing. Make sure this is on the schedule weekly.



Proposals

1. Provide a proposal to replace areas of Saint Augustine that are damaged from drought stress on Chenwood Avenue.



THE VERANDAHS

FIELD INSPECTION REPORT



August 19, 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 go over Maintenance Exhibit with new staff to ensure the district is getting mowed fully.
- ❖ Make sure during weekly visits we are going into the pool deck area and ensuring it is detailed and in top shape for homeowners.

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. **Pull the weeds coming up around the Viburnum Suspensum around the Perimeter of the pool area.**

completed

2. Remove the vines growing up from the fence around the Northside of the pool area.

completed

3. Trim the Robellini Palms inside of the pool area on the deck.

4. Treat the weeds throughout the pool deck pavers. We need to make sure we are visiting the pool area every visit.

completed

5. Remove the weeds in the Jasmine Minima beds at the entry gate on Chenwood Avenue.

completed

6. **Remove the vines growing in the Loropetalum on the outbound side Chenwood Avenue just pass the gate.(Pic 6>)** *completed*

7. Yellowstone has committed to replace the long strip of turf on the outbound side of Chenwood Avenue under warranty. Please provide the district with a Estimated date for the project.(Pic 7>)

will schedule for next week

8. Raise the Canopy of the Oak Tree on the inbound side of Chenwood Avenue at the Main Entrance. Contract Height 10-15 Feet.

(Pic 8 See Next Page)



Rizzetta & Company
Professionals In Community Management

CHENWOOD AVENUE



9. On the inbound side of Chenwood Avenue before the security gate treat the Nutsedge in the Saint Augustine.
10. During my inspection, the Fire Berm around the Perimeter of the community needed Mowing. Make sure this is on the schedule weekly.
completed



Rizzetta & Company
Professionals in Community Management

PROJECT 8/27/21, 11:59 AM

Friday, August 27, 2021

Prepared For The Verandas

7 Issues Identified



ISSUE 1

Front hedges trimmed



ISSUE 2

Pool area sprayed and trimmed this week



ISSUE 3

The old tree stump was removed working on site prep next week



ISSUE 4

Pump stations cleaned up and trimmed



ISSUE 5

Pump station trimmed

ISSUE 6

In front of the pool area turf was sprayed out to be prepared for new shrub beds

ISSUE 7

Trees behind 12640 Jillian where limb up

Tab 4

(1)



Title: Pond 1

Created: Sat 28 Aug 10:53 2021

Pond in the good shape minor algae covering about 5%. Littoral Shelf I'm backside of pine severely infested with torpedo grass. Community may need to look Maintenance on Littoral shelf's in community

Mowing company needs to increase its weed whipping around the top bank of pond

(2)



Title: Pond 2

Created: Sat 28 Aug 11:00 2021

Overall pan in good shape minor as your bloom along the perimeter less than 5%

Comments _____

(3)



Title: Pond 3

Created: Sat 28 Aug 11:10 2021

Hand in good shape some minor algae bloom around the perimeter less than 5% coverage

Comments _____

(4)



Title: Pond 10

Created: Sat 28 Aug 11:14 2021

Pond is in good shape. Littorall shelf is an infestation of torpedo grass cattails Duckpotato and Cannalilly. Recommend community start looking at doing maintenance on it's Littorall shelves

(5)



Title: Pond 20
Created: Sat 28 Aug 11:17 2021

Ponds is in good shape no issues or concerns or recommendations

Comments _____

(6)



Title: Pond 30
Created: Sat 28 Aug 11:58 2021

Pond in good condition some minor torpedo grass that will be controlled next months site visit. Again need to explore maintaining vegetation around back side upon to maintain open space for treatment vehicles and mowers to get through

(7)



Title: Pond 40
Created: Sat 28 Aug 11:20 2021

Overall Pond is in good shape no issues or concerns. Littoral shut off as a mixture of torpedo grass beneficial's and cat tails. Eventually the shelf will become A combination of nuisance and invasive species.

(8)



Title: Pond 40 Littoral Shelf
Created: Sat 28 Aug 11:55 2021

Example of Latourell shelf that's becoming infested with torpedo grass Carolina Willow and Primrose. You can see how the species will start to overtake the beneficial a native plant material. This will eventually lead to a very unsightly Littoral shelf in the pond

(9)



Title: Pond 50

Created: Sat 28 Aug 12:01 2021

Overall pan is in good shape. There is an algae outbreak on this path and covering 40 to 50% of the pond surface will get a tech out here to retreat

(10)



Title: Pond 60

Created: Sat 28 Aug 12:04 2021

Pond has a significant population of Primrose along backside of pond. Pond also has significant growth from woods. Community should budget for cutting back this overgrowth otherwise this pond will become populated with all of the Primrose and overgrowth and become a very messy and unsightly looking pond. Due to its location

(11)



Title: C-70

Created: Sat 28 Aug 12:08 2021

This is a conservation pond minimal work is done here other than spray the shoreline along the residence. There is a significant growth of cattails along the west side the pond may need to explore treating those to maintain a manageable condition. Will need to explore the permits for this pond to determine what Can and cannot be done on it

(12)



Title: Pond 80

Created: Sat 28 Aug 11:24 2021

Overall pond in good condition no recommendations at this time.

Comments _____

(13)



Title: Pond 90
Created: Sat 28 Aug 11:27 2021

Ponds is in good condition. Where the fragrant lilies are at may need to look at how to maintain this area it's very shallow. You can definitely see sediment at the surface.

(14)



Title: Pond 100
Created: Sat 28 Aug 11:30 2021

Pond is in good condition no recommendations at this time. Littoral shelf Needs maintenance to deal with current torpedo grasses and other unwanted plants. Otherwise these shelf's will become an unsightly overgrowth of exotic, nuisance and invasive plants

(15)



Title: Pond 110
Created: Sat 28 Aug 11:33 2021

Overall pond in good condition. Need to keep ion back side in particular need to get landscape company in to cut back overgrowth that is starting to extend out into pond . This will also provide a way for us to get around the backside to treat

(16)



Title: Pond 120
Created: Sat 28 Aug 11:38 2021

Pond is in good condition no recommendations for pond. Need to have landscape company cut back vegetation so we can continue to treat around perimeter with our treatment vehicles.

(17)



Title: Pond 130
Created: Sat 28 Aug 11:43 2021

Pond in good condition minor Algae covering 5% of the water surface. No recommendations at this time.

Comments _____

(18)



Title: Pond 140
Created: Sat 28 Aug 11:53 2021

Overall pond in good condition minor algae covering 5% or less. Need to have a landscape company or mowing company weed whip closer to the edge of the pond.

Comments _____

(19)



Title: Pond 150
Created: Sat 28 Aug 11:35 2021

Overall pond is in good condition minor algae covering less than 5%. It was a pond when we first came had a significant algae outbreak on it. Algae has been brought to a very manageable level.

(20)



Title: Pond 160S
Created: Sat 28 Aug 11:46 2021

Pond is in good condition. Backside upon needs to be cut back was approximately 4-5ft of growth from woods coming over pond. Over time organic material will build up and allow for invaders in nuisance and exotic plant species to become established.

(21)



Title: Pond 160N

Created: Sat 28 Aug 11:48 2021

Pond and OK condition. Significant cattail population in center. Band of Carolina willows and cattails around perimeter. At minimum community should explore a one time application of a product that will treat and kill the Carolina Willows the deadwood and plant material can remain in place

General Notes

1. Community needs to begin budgeting to maintain Litorral shelf's before they become and unsightly mess with an overgrowth of exotic nuisance an invasive species of plants
2. Community needs to start budgeting to cut back back sides of ponds especially those that have no access along the backs. This overgrowth can lead to the start of exotic nuisance and invasive plants to become established at the shoreline and into the water the pond
3. Landscape and or mowing company needs to weed whip several pounds to the waters edge. There are several ponds where there is a band of overgrown grass.

Tab 5

Operations Report – August 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

- 08/3/2021: CDD Meeting
- 08/14/2021: Birthday Party(Lane)
- 08/16/2021: CCR Meeting
- 08/17/2021: ACC MEETING
- 08/21/2021: Birthday Party (Martinez)

Resident Payment Log

- Replacement Access Card: 30.00
- Clubhouse deposit for 10/16/21: 250.00

Debit Card Reimbursement log

- Lowes(trash bags/toilet paper) : 29.96

Suggestions/Concerns



Rizzetta & Company

- Staff shortages/Plan of Action



Rizzetta & Company

Tab 6

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, August 3, 2021 at 6:30 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
Allen Adams	Board Supervisor, Asst. Secretary <i>(via online)</i>
Sarah Nesheiwat	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services, Rizzetta & Company, Inc. <i>(via conf. call)</i>
Vanessa Steinerts	District Counsel, Straley Robin Vericker
Wesley Elias	Clubhouse Manager, Rizzetta & Company, Inc.
Brian Mahar	Representative, Yellowstone Landscape
John Wegner	Representative, Yellowstone Landscape

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

One audience member brought up the tree removal at 12649 Jillian Circle. He offered to cut down the trees leaning on the neighboring home pool cage.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

August 3, 2021 Minutes of Meeting

Page 2

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Special
Meeting held on July 13, 2021**

Mr. Hayes presented the July 13, 2021 meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on July 13, 2021, as presented, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

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

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

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for June 2021 (\$17,059.67), for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Tree Removal and
Stump Grind Proposals**

A lengthy discussion ensued concerning the possible tree removal on CDD property located near the fence at 12649 Jillian Circle and the possible damage caused to the neighboring pool deck and fence.

SEVENTH ORDER OF BUSINESS

**Public Hearing for the Fiscal Year
2021/2022 Final Budget**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing for the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors opened the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for The Verandahs Community Development District.

There were no public comments at this time.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

August 3, 2021 Minutes of Meeting

Page 3

Mr. Hayes asked the Board for a Motion to Close the Public Hearing for the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors the Board of Supervisors closed the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for The Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05,
Adopting Fiscal Year 2021/2022
Budget**

Mr. Hayes presented Resolution 2021-05, Adopting the Fiscal Year 2021/2022 Budget to the Board of Supervisors. He informed the Board the Total General Fund Revenue is \$442,210. The Debt Service Fund-Series 2016 Revenue is \$310,438.86 and the total for all funds is \$752,648.86.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors adopted Resolution 2021-05, Adopting Fiscal Year 2021/2022 Budget, for The Verandahs Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Imposing Special
Assessments and Certifying the
Assessment Roll for Fiscal Year
2021/2022**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors Opened the Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Verandahs Community Development District.

There were no public comments at this time.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors Closed the Public Hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Verandahs Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Hayes presented Resolution 2020-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 to the Board of Supervisors.

On a motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors Adopted Resolution 2021-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 and authorized District Staff to provide the County with the Assessment Roll to collect Special Assessments, for the Verandahs Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-07,
Adopting the Fiscal Year 2021/2022
Meeting Schedule**

Mr. Hayes presented Resolution 2020-07, Adopting Fiscal Year 2020/2021 Meeting Schedule to the Board of Supervisors. The Board requested to change the meeting schedule to the following: October 8:30 a.m., November 6:30 p.m., December 6:30 p.m., January 6:30 p.m., February 8:30 a.m., March 6:30 p.m., April 6:30 p.m., May 6:30 p.m., June 8:30 a.m., July 6:30 p.m., August 6:30 p.m. and September 6:30 p.m.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors adopted Resolution 2021-07, Adopting the Fiscal Year 2021/2022 Meeting Schedule as amended, for the Verandahs Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. Landscape & Irrigation

i. Field Inspection

Mr. Liggett presented his report to the Board.

ii. Yellowstone Report

Mr. Mahar and Mr. Wegner presented the Yellowstone Report to the Board.

D. Aquatics Report

Mr. Hayes presented the Aquatics Report. The Board requested that the aquatics company provide a schedule when they are going to be in property doing service.

E. Clubhouse Manager's Report

Mr. Elias presented the Clubhouse Manager's Report. He mentioned an event he would like the Board to consider having at the clubhouse. Discussion ensued about other events that the Board would like to consider at the clubhouse.

F. District Manager

Mr. Hayes announced that the next regularly scheduled meeting would be held on September 7, 2021 at 8:30 a.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

None.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 8:27 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair / Vice Chair

Tab 7

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 July 2021 For Board Approval

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

The total items being presented: **\$46,445.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	002437	4111503	Pond Maintenance 06/21	\$ 1,155.00
Aquagenix	002451	4114267	Pond Maintenance 07/21	\$ 1,155.00
Crestmark Vendor Finance	002452	30410	Lease 193024-VF000 07/21	\$ 323.75
Dewberry Engineers Inc.	002438	1971295	Engineering Services 05/21	\$ 505.00
Dewberry Engineers Inc.	002453	1984553	Engineering Services 06/21	\$ 285.00
Digital South Communications, Inc.	002447	593512328	Monthly Phone Service 07/21	\$ 43.26
FITREV Inc.	002454	23600	Service Call Maintenance 07/21	\$ 40.00
Florida Department of Revenue	002448	61-8018399263-2 06/21	Sales & Use Tax 06/21	\$ 1.96
Frontier Communications of Florida	002449	727-856-7773-073119- 5 07/21	Clubhouse Internet & TV 07/21	\$ 283.26
Grau & Associates	002450	21041	Audit Services 09/30/20	\$ 3,500.00
High Trim, LLC	002443	3511	Tree Maintenance 07/21	\$ 1,625.00
Pasco County Utilities Services Branch	002455	15229945	12375 Chenwood Avenue 06/21	\$ 65.20

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 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.	002445	INV0000059362	District Management Fees 07/21	\$ 4,320.33
Rizzetta Amenity Services, Inc.	002456	INV00000000008893	Actual Bi-Weekly Payroll 06/25/21	\$ 920.04
Rizzetta Amenity Services, Inc.	002456	INV00000000008916	Out of Pocket Expenses 06/21	\$ 138.70
Rizzetta Amenity Services, Inc.	002456	INV00000000008938	Actual Bi-Weekly Payroll 07/09/21	\$ 1,759.12
Rizzetta Technology Services, LLC	002444	INV0000007715	Website Hosting Services 07/21	\$ 100.00
Romaner Graphics	002439	20474	Amenity Center Sign 03/21	\$ 370.00
Romaner Graphics	002439	20487	Amenity Center Message Sign 03/21	\$ 435.00
Rust-Off Inc.	002446	31091	Chemicals for Rust Prevention 06/21	\$ 790.00
Straley Robin Vericker	002457	20030	Legal Services 07/21	\$ 1,309.45
Suncoast Sparkling Cleaning Service Inc	002440	266	Clubhouse Cleaning 06/21	\$ 655.00
Times Publishing Company	002458	0000167458 07/14/21	Acct# 45385 Legal Advertising 07/21	\$ 126.40
Verandahs CDD	CD024	CD024	Debit Card Replenishment	\$ 113.36

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	002441	10365384 06/21	Summary Billing 06/21	\$ 3,751.33
Yellowstone Landscape	002442	TM 232322	Irrigation Repairs 06/21	\$ 145.20
Yellowstone Landscape	002442	TM 233598	Monthly Landscape Maintenance 06/21	\$ 8,807.58
Yellowstone Landscape	002459	TM 223259	Fertilizer/Pest 05/21	\$ 3,714.23
Yellowstone Landscape	002459	TM 237005	Monthly Landscape Maintenance 07/21	\$ 9,056.58
Yellowstone Landscape	002459	TM 242502	Summer Annuals 07/21	<u>\$ 950.40</u>
Report Total				<u><u>\$ 46,445.15</u></u>