



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting December 7, 2022

**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	Giacomo Licari	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

November 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, December 7, 2021**, at 6:30 p.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 Dewberry Engineering Work
Authorization Number 2022-1 Tab 1
 - B. Consideration of Dewberry Engineering Work
Authorization Number 2022-2 Tab 2
 - C. Consideration of Conservation Cut Back Proposals (USC) Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape & Irrigation
 - i. Field Inspection & Observation Reports Tab 4
 - ii. High Trim Monthly Report Tab 5
 - D. Presentation of Aquatics Report Tab 6
 - E. Clubhouse Manager's Report Tab 7
 - F. District Manager Report Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Workshop Meeting Minutes Tab 9
 - B. Consideration of Board of Supervisors Meeting Minutes held on
November 2, 2021 Tab 10
 - C. Consideration of Operations & Maintenance
Expenditures for October 2021 Tab 11
- 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



Sent Via Email: Lhayes@rizzetta.com

November 11, 2021

The Verandahs CDD
Attention: Lynn Hayes, District Manager
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544

**Subject: Work Authorization Number 2022-1
The Verandahs Community Development District
General Engineering Services**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. is pleased to submit this work authorization to provide general engineering services for The Verandahs Community Development District. We will provide these services pursuant to our current agreement ("Engineering Agreement") as follows:

We propose the following tasks and corresponding fees:

I. Scope of Work

We will perform general engineering services as necessary, including but not limited to, attendance at Board of Supervisors meetings, preparation of reports and applications, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget \$7,500, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$100.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Sincerely,

Reinardo Malavè, P.E.
Associate Vice President

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
The Verandahs Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$110.00, \$120.00, \$135.00
Engineer IV, V, VI	\$150.00, \$170.00, \$200.00
Engineer VII, VIII, IX	\$220.00, \$235.00, \$255.00
Environmental Specialist I, II, III	\$95.00, \$115.00, \$135.00
Senior Environmental Scientist IV, V, VI	\$155.00, \$170.00, \$185.00
Planner I, II, III	\$95.00, \$115.00, \$135.00
Senior Planner IV, V, VI	\$155.00, \$170.00, \$185.00
Landscape Designer I, II, III	\$95.00, \$115.00, \$135.00
Senior Landscape Architect IV, V, VI	\$155.00, \$170.00, \$185.00
Principal	\$315.00
Technical	
CADD Technician I, II, III, IV	\$75.00, \$92.00, \$110.00, \$135.00
Designer I, II, III	\$100.00, \$120.00, \$140.00
Designer IV, V, VI	\$155.00, \$175.00, \$200.00
Construction	
Construction Professional II, III	\$145.00, \$170.00
Construction Professional IV, V, VI	\$185.00, \$215.00, \$245.00
Survey	
Surveyor I, II, III	\$60.00, \$75.00, \$90.00
Surveyor IV, V, VI	\$105.00, \$115.00, \$130.00
Surveyor VII, VIII, IX	\$150.00, \$175.00, \$205.00
Senior Surveyor IX	\$245.00
Fully Equipped 2, 3, 4 Person Field Crew	\$160.00, \$200.00, \$240.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$110.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

Tab 2



Sent Via Email: Lhayes@rizzetta.com

November 19, 2021

The Verandahs CDD
Attention: Lynn Hayes, District Manager
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544

**Subject: Work Authorization Number 2022-2
The Verandahs Community Development District
Public Facilities Report**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. is pleased to submit this work authorization to provide general engineering services for The Verandahs Community Development District (CDD). We will provide these services pursuant to our current agreement ("Engineering Agreement") as follows:

We propose the following tasks and corresponding fees:

I. Scope of Work

We will provide a Public Facilities Report for the CDD as required by Florida Statutes – Chapter 189.08 Special District Public Facilities Report. The report will address the requirements as detailed in the section of the statute. A site visit will be performed to visually assess the existing CDD structures. This work order is per our contract for engineering services.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget \$4,250, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$100.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Sincerely,

Reinardo Malavè, P.E.
Associate Vice President

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
The Verandahs Community Development District

Date: _____

Tab 3

Tab 4

THE VERANDAHS

FIELD INSPECTION REPORT



November 29, 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 correct warranty items ASAP.
- ❖ Provide a date on when the tree lifting will be done by.

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. Diagnose and treat the scale around the amenity center growing on the Hollie.
2. **Yellowstone committed to replace the empty areas under warranty around the amenity center. These items are still going on from 3 months ago. These need to be replaced by January 1st if not the district will have them replaced and withhold from the monthly payment amount.(Pic 2)**



3. Remove the Magnolia leaf drop at the front beds of the pool area.
4. Remove the bed weeds from the newly installed plant beds in the center island in front of the clubhouse.(Pic 4)
5. Throughout district property we need to lift the oak trees up the contract height. Yellowstone to provide a date of completion on this item. 15 feet over roadways and 10 feet everywhere else.
6. Treat the dollar weed on the outbound side of Chenwood Avenue before you exit the community gates.
7. Improve the cleanup of the Magnolia leaf drop through the center island on Chenwood Avenue.
8. **During my visit, the Saint Augustine is still in need of replacement on the exit side of-**



CHENWOOD AVENUE

Chenwood Avenue just passed the community gates. This was to be replaced under warranty and is now going on 3 months.

9. Make sure we are removing the weeds in the Annual beds during each visit. (Pic 9)



10. Remove the weeds growing in the Parsoni Juniper on the outbound side of Chenwood avenue.
11. Treat the weeds in the raised container at the Main Entrance to the Verandahs.



Tab 5

VERANDA 11/23/21, 7:57 AM

Tuesday, November 23, 2021

6 Issues Identified



ISSUE 1

New plantings are holding well



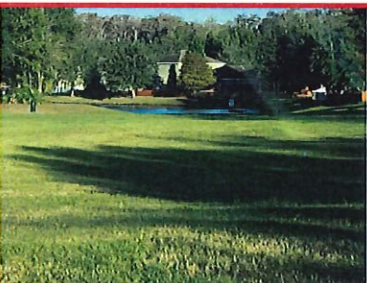
ISSUE 2

Recommend reducing the bed around the pool area



ISSUE 3

At the annex area debris was removed and all dead plant material



ISSUE 4

Pond areas look good



ISSUE 5

Additional pond areas



ISSUE 6

Coco mulch is being applied throughout verandas



9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889

To Whom it May Concern:

High Trim performed tree trimming in the following sections on 11/10/2021.

- 12725 White Bluff Rd - 12956 White Bluff Rd, at the T, behind pool
- 13741 Caden Glen Dr - 12936 Saulston Place
- 12936 Saulston Place - 12700 White Bluff Rd

Thank you,
Kristina Nordman
Office Assistant

Tab 6

SOLITUDE

LAKE MANAGEMENT



Verandahs CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 11/22/2021

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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SITE MAP	8

1

Comments:

Normal growth observed

Site contains minimal algae and shoreline grasses. Torpedograss growth within the littoral shelf requires careful spot treatments.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



November, 2021



November, 2021

2

Comments:

Treatment in progress

Very minor algae growth along the perimeter. Treatment for the submersed weed Slender Spike rush was applied 11/4. Expect 4-8 weeks for complete results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



November, 2021



November, 2021

3

Comments:

Normal growth observed

Algae was beginning to collect around the native vegetation along the perimeter. Treatment will be applied during next maintenance.

Action Required:

Routine maintenance next visit

Target:

Surface algae



November, 2021



November, 2021

4

Comments:

Treatment in progress

Native vegetation very stressed from previous applications. Littoral Shelf has an abundance of Torpedograss and Cattails which will continue to be targeted.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



November, 2021



November, 2021

5

Comments:

Normal growth observed

Very minor algae noted in SE corner(right). No other issues noted at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Surface algae



November, 2021



November, 2021

6

Comments:

Normal growth observed

Minor shoreline grasses noted along the perimeter. Site is free of submersed weeds and algae.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November, 2021



November, 2021

Site: 7**Comments:**

Requires attention

Site will require a small boat to treat the overgrowth of Primrose Willow and Torpedograss along the forested side of the pond. No other issues noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November, 2021



November, 2021

Site: 8**Comments:**

Normal growth observed

Site has responded well to our most recent treatment for severe algae. Total coverage has been reduced by 90%.

Action Required:

Routine maintenance next visit

Target:

Surface algae



November, 2021



November, 2021

Site: 9**Comments:**

Requires attention

Due to the shallow nature and size of this floodplain mitigation pond, it requires special treatments via airboat. Submersed weeds and grasses will take 2-4 months to clear up

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November, 2021



November, 2021

Site: 10**Comments:**

Treatment in progress

Topedoggrass within the littoral shelf will continue to be targeted. Site is free of algae and perimeter grasses. Minor submersed weeds sprouting on W side of pond.

Action Required:

Routine maintenance next visit

Target:

Torpedoggrass



November, 2021



November, 2021

Management Summary

First off, as the new pond vendor, we'd like to say thank you for choosing Solitude Lake Management!

This month's inspection report contains sites 1-10. We'll move on to sites 11-20 next month and continue this cycle throughout the year.

Overall, most of these sites are in pretty good shape. Sites 7 and 9 will require the most attention.

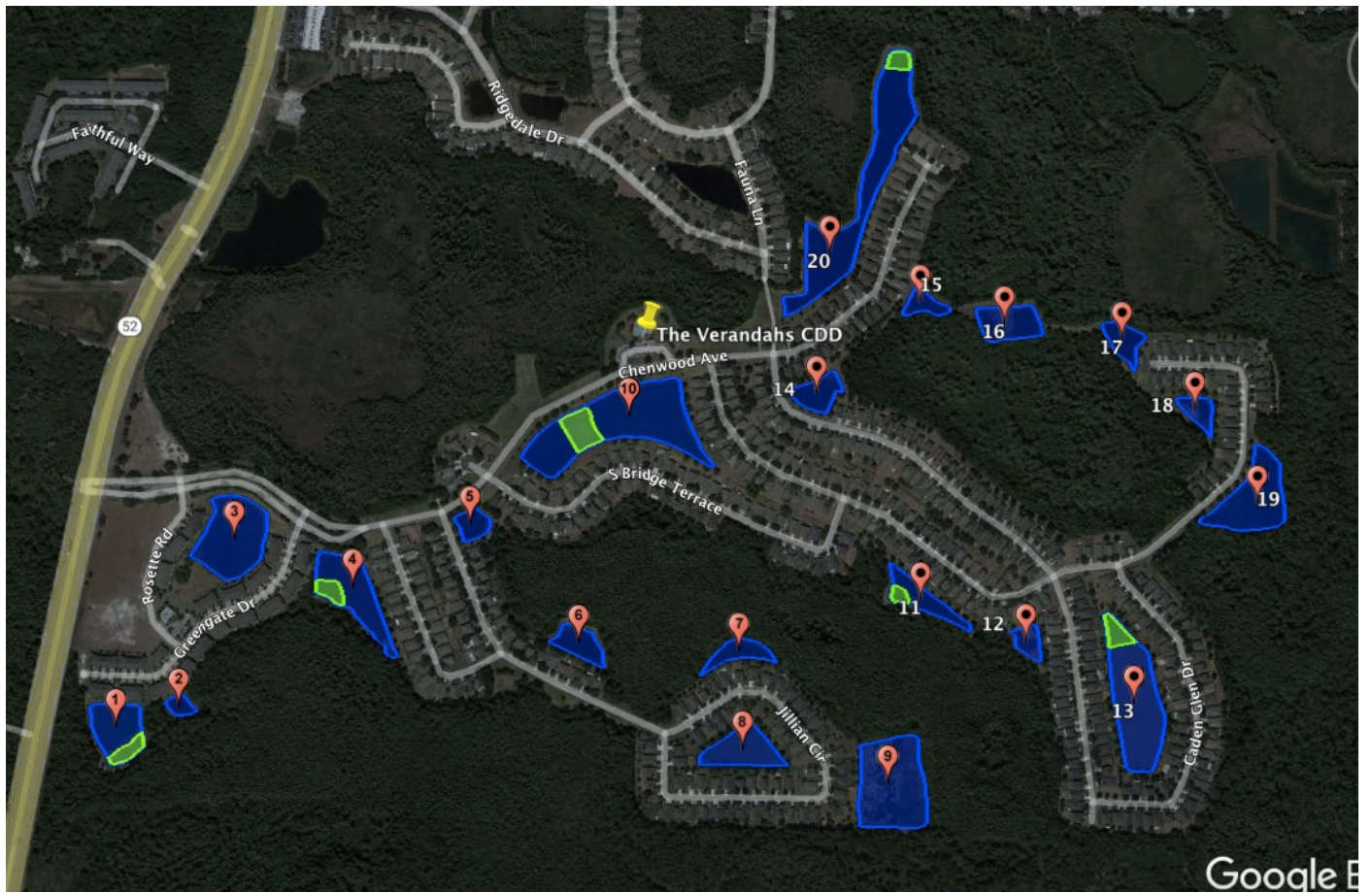
Site 7 has a significant amount of overgrowth on the forested side of the pond. Most of it is unreachable via UTV, so it will require the use of a small boat to treat it in the future.

Site 9 is considered a floodplain mitigation site, which means it's very shallow and meant to have a healthy population of native vegetation. Because it's so large and currently too deep to wade, it will require the use of an airboat to target some of the invasive vegetation within. Much of it has been sprayed recently, so we're currently seeing a lot of decomposition in there. There's also a significant amount of submersed and floating weeds which will require a large systemic treatment once we're well into the dry season. This treatment requires dosing the entire body of water and will only work if the pond is not actively flowing out. Once treated, we can expect to see all the nuisance vegetation fall out in 8-12 weeks.

The only other issue noticed is the abundance of overgrowth within the Littoral Shelf areas of sites 1, 4, and 10. Torpedoggrass and Cattails in these areas will be carefully spot sprayed, with a selective herbicide, to avoid collateral damage of the native Arrowhead.

Moving forward, our technician will be onsite 2x/month for regular maintenance. If there's anything you need, don't hesitate to reach out to myself, Assistant Service Manager Jason Diogo (jason.diogo@solitudelake.com), or our Service Manager Kevin Wilt (kevin.wilt@solitudelake.com).

Site	Comments	Target	Action Required
1	Normal growth observed	Torpedograss	Routine maintenance next visit
2	Treatment in progress	Submersed vegetation	Routine maintenance next visit
3	Normal growth observed	Surface algae	Routine maintenance next visit
4	Treatment in progress	Torpedograss	Routine maintenance next visit
5	Normal growth observed	Surface algae	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Requires attention	Shoreline weeds	Routine maintenance next visit
8	Normal growth observed	Surface algae	Routine maintenance next visit
9	Requires attention	Species non-specific	Routine maintenance next visit
10	Treatment in progress	Torpedograss	Routine maintenance next visit



Tab 7

Operations Report – November 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

- 11/2/2021: CDD Meeting
- 11/13/2021: Birthday Party(Mendres)
- 11/15/2021: CCR MEETING
- 11/16/2021: Town house HOA Meeting
- 11/16/2021: ACC MEETING
- 11/20/2021: BABY SHOWER (EVERS)

Resident Payment Log

- Clubhouse Deposit for 11/15/21: \$250.00 (EVERS BDAY) held check on site

Debit Card Reimbursement log

- Big Lots (Led Light Bulbs): \$9.96



Rizzetta & Company

- 11/15/2021 Big Lots(D batteries) \$13.50

Suggestions/Concerns

- **Just update: Will be having fire extinguishers inspected and up to code**
- **Placing First Aid Kit in clubhouse**



Rizzetta & Company

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 4, 2022 @ 6:30 PM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Tracy M, Seat 4 Stanley H):** November 9, 2022

District Manager's Report

December 7

2021

FINANCIAL SUMMARY

10/31/2021

General Fund Cash & Investment Balance:	\$418,331
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	<u>\$192,220</u>
Total Cash and Investment Balances:	\$610,551
General Fund Expense Variance: \$872	Under Budget

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Tab 9

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 workshop meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, November 2, 2021, at 6:33 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
Sarah Nesheiwat	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services, Rizzetta & Company, Inc.
Vanessa Steinerts	District Counsel, Straley Robin Vericker
Giacomo Licari	District Engineer, Dewberry Engineering
John Wegner	Representative, Yellowstone Landscape
Wesley Elias	Clubhouse Manager, RASI

Audience

Present

ORDER OF BUSINESS

Discussion of Landscape Maintenance Contract

- Mr. Hayes opened the workshop meeting at 6:33 p.m. with all Supervisors in attendance.
- Discussion ensued about the landscape contract between the Board, Landscape Vendor, Field Services Manager and District Engineer. The Board defined a standard distance of 10 feet from a resident's fence/property line to a conservation property line. The Field Services Manager told the Board he would create a map and mark all easement areas with landscape flags for all homes that

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

November 2, 2021 Minutes of Meeting

Page 2

currently do not have a 10-foot easement and he would provide this map to multiple vendors to obtain quotes for the Board to consider with multiple phases and time frame to complete. This will be included in the December 7th, 2021, Board of Supervisors meeting package.

- Assistant Secretary Thomas May stated that the HOA would need to address any fences that are currently in the easement using ACC applications with plat/survey to determine if the fence was installed beyond their private property in the easement and the HOA would be responsible to address this issue with the homeowners.
- It was noted by the Field Services Manager that the current landscape contract with Yellowstone does not define a 10-foot easement standard for mowing from a resident's fence/property line to a conservation property line and it would have to be revised to state this in the landscape contract.
- The Board stated that the HOA must enforce that all homeowners line trim and mow their own property on the inside and outside of their fences and pressure wash their fences inside and out as well.
- The Board decided indicated that the landscape company lift all trees and shrubs 10 feet once a year. Additionally, all oak trees must be properly lifted to 10 feet within all areas that Yellowstone mows.
- The Board adjourned the workshop meeting at 7:34 p.m.

Secretary/Assistant Secretary

Chair / Vice Chair

Tab 10

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, November 2, 2021, at 7:41 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
Sarah Nesheiwat	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services, Rizzetta & Company, Inc.
Vanessa Steinerts	District Counsel, Straley Robin Vericker
Giacomo Licari	District Engineer, Dewberry Engineering
John Wegner	Representative, Yellowstone Landscape
Wesley Elias	Clubhouse Manager, RASI

Audience

Present

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.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Licari explained the new legislation with regards to Stormwater Systems and the need for a stormwater management needs analysis to the Board. He informed them this needs to be done every five years.

C. Landscape & Irrigation

i. Field Inspection

Mr. Liggett presented the Field Inspection Report dated September 14, 2021 to the Board. The Board requested that High Trim attend all monthly Board meetings, provide a monthly report of their work performed, and requested that all invoices must indicate the location of the completed work.

ii. Yellowstone Report

Mr. Wegner presented the Yellowstone Report to the Board as well as his comments to the Field Inspection Reports. He indicated they would begin bi-weekly mowing as of November 1, 2021.

D. Aquatics Report

Mr. Hayes explained to the Board that Aquagenix/DBI has gone out of business and would go in more detail later in the meeting.

E. Clubhouse Manager's Report

Mr. Elias presented the Clubhouse Manager's Report. He agreed to create a parking pass for events with the event date, name of event and issue them to guests for overflow parallel parking on Chenwood Avenue.

F. District Manager

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting would be held on December 7, 2021, at 6:30 p.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669. Mr. Hayes reviewed the September 30, 2020, Financial Statement of Revenues & Expenditures and noted that the General Fund balance FY 2019-2020 was \$474,019. He recommended transferring \$200,000 from the General Fund to the newly created Reserve Fund Account and leave the remainder as a cushion FY 2020/2021 General Fund expenses.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

November 2, 2021 Minutes of Meeting

Page 3

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved transferring \$200,000 from the General Fund from the FY 2020-2021 budget to the newly created Reserve Fund Account, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on
October 5, 2021**

Mr. Hayes presented the October 5, 2021, meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on October 5, 2021, as presented, for the Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

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

Mr. Hayes presented the September 2021 Operations & Maintenance Expenditures to the Board.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for September (\$45,618.71) 2021, for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Consent to
Assignment to Rizzetta &
Company/Rizzetta Technology
Contract Agreement and Rizzetta
Amenity Services Contract Agreement**

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the assignment of the Rizzetta Technology Services and Amenity Services and the Verandahs Community Development District Agreements to Rizzetta & Company, for the Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Aquatics Maintenance Proposals

Mr. Hayes presented the monthly and annual aquatics maintenance proposals to the Board. He informed them the current Aquatics vendor closed without notice to the District.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the 30-day termination letter sent to Aquagenix/DBI, for the Verandahs Community Development District.

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors agreed to enter into a contract with Solitude Lake Management as the aquatics maintenance vendor after District Counsel prepares the agreement in final form and authorized the Chair to execute the new Aquatics Maintenance Contract, for the Verandahs Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Haupt indicated they need volunteers to help set up Christmas decorations on November 13th, 2021.

TENTH 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. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 8:58 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair / Vice Chair

Tab 11

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 October 2021 For Board Approval

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

The total items being presented: **\$37,735.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allen Adams	002516	AA100521	Board of Supervisors Meeting 10/05/21	\$ 200.00
Arleen Enamorado	002531	100321 Enamorado	Refund Of Deposit Of Clubhouse Rental 10/21	\$ 250.00
Crestmark Vendor Finance	002517	54900	Lease 193024-VF000 10/21	\$ 323.75
Digital South Communications, Inc.	002518	593513120	Monthly Phone Service 10/21	\$ 42.89
Florida Department of Revenue	002519	61-8018399263-2 09/21	Sales & Use Tax 09/21	\$ 1.96
Frontier Communications of Florida	002520	727-856-7773-073119-5 10/21	Clubhouse Internet & TV 10/21	\$ 319.77
Innersync Studio, Ltd	002522	19739	Annual Website Hosting ADA Compliance 10/21	\$ 1,537.50
Jodi Harmsen	002537	101621-Harmsen	Refund Of Deposit Of Clubhouse Rental 10/21	\$ 250.00
Meredith Valk	002535	101121 Valk	Refund Of Deposit Of Clubhouse Rental 10/21	\$ 250.00
Pasco County Utilities Services Branch	002538	15601620	12375 Chenwood Avenue 09/21	\$ 65.20
Pedro Arroyo Jr	002530	101121 Arroyo	Refund Of Deposit Of Clubhouse Rental 10/21	\$ 250.00
Rizzetta & Company, Inc.	002512	INV0000061825	District Management Fees 10/21	\$ 4,320.33

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 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.	002532	INV0000061990	Assessment Roll Preparation FY 21/22	\$ 5,000.00
Rizzetta Amenity Services, Inc.	002526	INV00000000009124	Actual Bi-Weekly Payroll 10/01/21	\$ 1,620.78
Rizzetta Amenity Services, Inc.	002533	INV00000000009167	Out of Pocket Expenses 09/21	\$ 106.00
Rizzetta Amenity Services, Inc.	002539	INV00000000009189	Actual Bi-Weekly Payroll 10/15/21	\$ 883.47
Rizzetta Technology Services, LLC	002511	INV0000007962	Website Hosting Services 10/21	\$ 100.00
Sarah Nesheiwat	002525	SN090721	Board of Supervisors Meeting 09/07/21	\$ 200.00
Sarah Nesheiwat	002525	SN100521	Board of Supervisors Meeting 10/05/21	\$ 200.00
Stanley Haupt	002521	SH090721	Board of Supervisors Meeting 09/07/21	\$ 200.00
Stanley Haupt	002521	SH100521	Board of Supervisors Meeting 10/05/21	\$ 200.00
Staples	002527	3487106515	Office Supplies 09/21	\$ 122.85
Staples	002540	3463122705	Office Supplies 11/20	\$ 7.99
Staples	002540	3464933100	Office Supplies 12/20	\$ 110.99

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

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Staples	002540	34649333099	Office Supplies 12/20	\$ 44.88
Staples	002540	3469678941	Office Supplies 02/21	\$ 41.66
Staples	002540	3469678942	Office Supplies 02/21	\$ 6.29
Staples	002540	3469678944	Office Supplies 02/21	\$ 179.99
Straley Robin Vericker	002513	20415	Legal Services 09/21	\$ 769.50
Suncoast Rust Control, Inc	002534	03826	Chemicals for Rust Prevention 08/21	\$ 1,250.00
Suncoast Rust Control, Inc	002534	03915	Chemicals for Rust Prevention 09/21	\$ 1,250.00
Suncoast Sparkling Cleaning Service Inc	002514	278	Clubhouse Cleaning 09/21	\$ 655.00
Thomas M May	002523	TM-090721	Board of Supervisors Meeting 09/07/21	\$ 200.00
Thomas M May	002523	TM-100521	Board of Supervisors Meeting 10/05/21	\$ 200.00
Times Publishing Company	002528	0000185584 09/26/21	Acct# 45385 Legal Advertising 09/21	\$ 130.00
Tracy E. Mayle	002524	TM090721	Board of Supervisors Meeting 09/07/21	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

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Tracy E. Mayle	002524	TM100521	Board of Supervisors Meeting 10/05/21	\$ 200.00
US Bank	002529	6272092	S2016 Trustee Fees 09/01/21 - 08/31/22	\$ 4,040.63
Withlacoochee River Electric Cooperative, Inc.	002515	10365384 09/21	Summary Billing 09/21	\$ 3,796.28
Yellowstone Landscape	002541	TM 269203	Monthly Landscape Maintenance 10/21	\$ 7,890.58
Yellowstone Landscape	002541	TM 277415	Irrigation Repair 10/21	\$ 103.86
Yellowstone Landscape	002541	TM 277416	Irrigation Repair 10/21	<u>\$ 213.36</u>
Report Total				<u>\$ 37,735.51</u>