



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting January 4, 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

December 28, 2021

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

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, January 4, 2022**, 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 Establishment of Audit Committee
 - B. Consideration of High Trim Over Height Tree Proposals Tab 1
 - C. Consideration of Conservation Cut Back Proposals Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - i. Written Summary Report (under separate cover)..... Tab 3
 - C. Landscape & Irrigation
 - i. Field Inspection & Observation Reports..... Tab 4
 - D. High Trim Report Tab 5
 - E. Presentation of Aquatics Report Tab 6
 - F. Clubhouse Manager's Report Tab 7
 - G. District Manager Report..... Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held December 7, 2021 Tab 9
 - B. Consideration of Operations & Maintenance
Expenditures for November 2021 Tab 10
 - C. Discussion of Resident Fences in Easement..... 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

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:

Chenwood Ave
Hudson, Florida 34669

Quote #2709

Sent on 12/08/2021

Total \$19,500.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
tree trimming	<p>2 Year Contract that will include trimming the lower canopy that comes over and affects the safety and access of the property, and any dead limbs that can pose a potential hazard to homes or individuals. This does not include trimming underbrush from 8 feet down. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to collar cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller clippings and raking's will be mulched on site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.</p> <p>Contract effective from Dec. 2021 - Nov. 2023 Monthly payment of \$1,625 for a yearly amount of \$19,500</p>	12	\$1,625.00	\$19,500.00*

Total \$19,500.00

* 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: _____

Tab 2



Proposal #175198

Date: 12/22/2021

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

Conservation Cutback

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Debris Removal and Dump Fees	1.00	\$1,475.00	\$1,475.00
Labor, Equipment for Cutbacks	1.00	\$6,500.00	\$6,500.00

Client Notes

Yellowstone will push back the buffer between the conservation line and the rear property line of the residences property line throughout the blue areas on the provided map.

- Push Back up to 9' between property lines and conservation line.
- Make sure 8' height clearance of the conservation line.
- Total distance of cutbacks is approximately 10,015'
- All debris will be removed from site.

Signature

X

SUBTOTAL \$7,975.00

SALES TAX \$0.00

TOTAL \$7,975.00

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

John Wegner
Office:
jwegner@yellowstonelandscape.com



Proposal

Proposal No.: 139328

Proposed Date: 12/17/21

PROPERTY:	FOR:
The Verandahs Jason Liggett 12636 White Bluff RD. Hudson, FL 34669	Conservation cutback for the Verandahs CDD.

Conservation cutback proposal for the Verandahs CDD.

Cut back 9' from property line 8' HT

Remove debris during cutback including trash.

Areas in Blue are to be Cutback

Per my Conversation with Jason Liggett Leave the larger trees behind addresses 13967-13931 Caden Glen Dr.













ITEM	QTY	UOM	TOTAL
Plant Material			\$0.00
ME: Landscape Enhancements			\$11,540.00
Conservation Cutback Labor	220.00	HR	
Debris Removal	4.00	1	
Total:			\$11,540.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs \$500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs \$500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)	
_____	_____
Signature - Representative	Date

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:

Chenwood Ave
Hudson, Florida 34669

Quote #2729

Sent on 12/21/2021

Total \$78,600.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
property cleanup	Conservation cut back behind 185 homes detailed in the map that was sent. This cut back will be 9 feet from the property line back to the conservation area. It will include all underbrush from 8 feet and below cut back and hauled off site. Smaller debris such as grass and clippings will be mulched using a bush hog or lawnmower as to not leave large areas of debris behind. Everything will be raked clean. No trees will be removed unless under 5 inch caliper. Anything over that that needs to be removed will be addressed separately. Areas where there is no visible property line we will do the best of our knowledge to find where the property line is and go nine feet from that. Areas where fences block off our access, homeowners will need to remove fences to allow us access or Allow us access through the side gate into the backyard. Debris will be removed from multiple properties and will need access in between the homes in order to get all debris out properly. In the event homeowners do not allow us access through their properties additional charges may apply if we need to haul out using a different path.	1	\$78,600.00	\$78,600.00*

Total

\$78,600.00

* Non-taxable

This quote is valid for the next 30 days.

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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: _____

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:

Chenwood Ave
Hudson, Florida 34669

Quote #2733

Sent on _____

Total **\$91,800.00**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
tree trimming	Refer to Yellow Sections on Map Does not include the underbrush from 8 feet down. We will be trimming lower canopy that comes over and affects the safety and access of the property. This also includes any dead limbs that can pose a potential hazard to homes or individuals. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to collar cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller clippings and rakings will be mulched on site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.	24	\$1,625.00	\$39,000.00*
tree trimming	Refer to Blue Sections on Map for Conservation Cutback Cut back 9' from property line with 8' HT clearance Remove debris from cutback including trash	24	\$2,200.00	\$52,800.00*

Total

\$91,800.00

* Non-taxable

This quote is valid for the next 30 days.

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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: _____



Tab 3

Tab 4

THE VERANDAHS

FIELD INSPECTION REPORT



December 16, 2021
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to work on the Oak tree trimming on the site.

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. Yellowstone to cutback Muhly Grass at the amenity center frontage. They have bloomed already.
2. Continue to work on lifting of the Oak Trees throughout the district. During my visit I did notice progress in this task.
3. Improve the vigor in the turf on the inbound side of Chenwood Avenue just past Southbridge Terrace. Does Yellowstone feel these that these areas will fill in.
4. During my visit I inspected the Ligustrum trees discussed in the last board meeting and they looked healthy and trimmed. (Pic 4)
5. During my inspection, the Viburnum hedge at the front entrance to the community was trimmed. However just a note to Yellowstone to make sure that we get this hedge trimmed all in one visit so that it is uniform. The very front entrance to the community wasn't done.
6. Yellowstone to clean up the build up of dirt on the second annual bed as you come in on Chenwood Avenue. Not sure what caused this. (Pic 6)



7. Remove the tall weeds growing in the Bottlebrush at the center island at the gate entry on Chenwood Avenue.



VERANDA'S 12/27/21, 10:47 AM

Monday, December 27, 2021

6 Issues Identified



ISSUE CLUB HOUSE AREA

Sending spray tech to spray turf areas



ISSUE 2

Limb up elm trees in clubhouse parking lot



ISSUE 3

Crews continuing to limb up oak trees



ISSUE 4

Pond banks trimmed properly



ISSUE 5

Most hedges where trimmed with the exception of the ones in the very front due to Christmas lights on them will schedule a crew to complete when lights have been removed



ISSUE 6

Irrigation crew repaired broken line earlier this month

Tab 5



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

To Whom it May Concern:

High Trim performed tree trimming in the following section on 12/28/2021.

- 12725 White Bluff – 12402 Jillian Ct

Thank you,
Kristina Nordman
Office Assistant

Tab 6

SOLITUDE

LAKE MANAGEMENT



The Verandahs Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 12/14/2021

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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11

Comments:

Normal growth observed

Minor shoreline weeds present on the exposed banks. No other issues observed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December, 2021



December, 2021

12

Comments:

Normal growth observed

Minor sub-surface algae in the shallow littoral area was treated at the time of inspection. Lillies will be kept at <15% total coverage.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



December, 2021



December, 2021

13

Comments:

Site looks good

No issues observed at the time of inspection

Action Required:

Routine maintenance next visit

Target:



December, 2021



December, 2021

14

Comments:

Treatment in progress

Site contains a moderate amount of surface algae. Treatment was applied at the time of inspection and results can be expected in 10-14 days. Follow up treatment required next visit.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December, 2021



December, 2021

15

Comments:

Treatment in progress

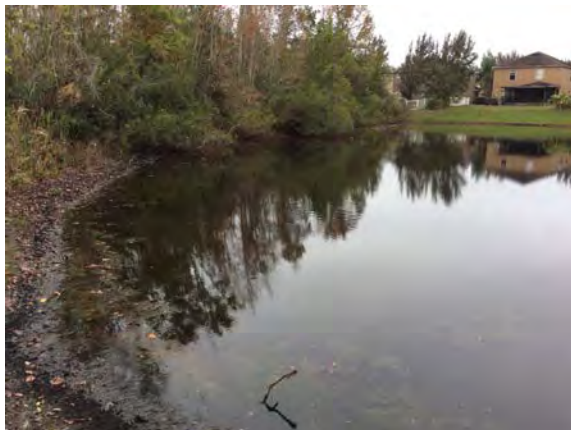
Treatment for submersed Slender Spikerush was applied during Nov Maintenance. Population has been reduced by 50% with more to come over the next 4 weeks.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



December, 2021



December, 2021

16

Comments:

Normal growth observed

Minor algae along the perimeter was treated at the time of inspection. Carolina Willow, Cattail, and Primrose skeletons remain from previous treatment.

Removal recommended

Action Required:

Routine maintenance next visit

Target:

Surface algae



December, 2021



December, 2021

Site: 17

Comments:

Treatment in progress
Slender Spikerush regrowth noted along the bottom of the site.
Treatment was applied during inspection. Expect 8 weeks for complete results

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



December, 2021



December, 2021

Site: 18

Comments:

Normal growth observed
A 1ft band of algae was noted along the perimeter. Treatment was applied during inspection and results can be seen in 7-14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



December, 2021



December, 2021

Site: 19

Comments:

Site looks good
No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



December, 2021



December, 2021

Site: 20

Comments:

Treatment in progress

Site contains a moderate amount of submersed Slender Spikerush mixed with algae. Treatment was applied during inspection. Follow up treatment will be necessary for complete results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



December, 2021



December, 2021

Management Summary

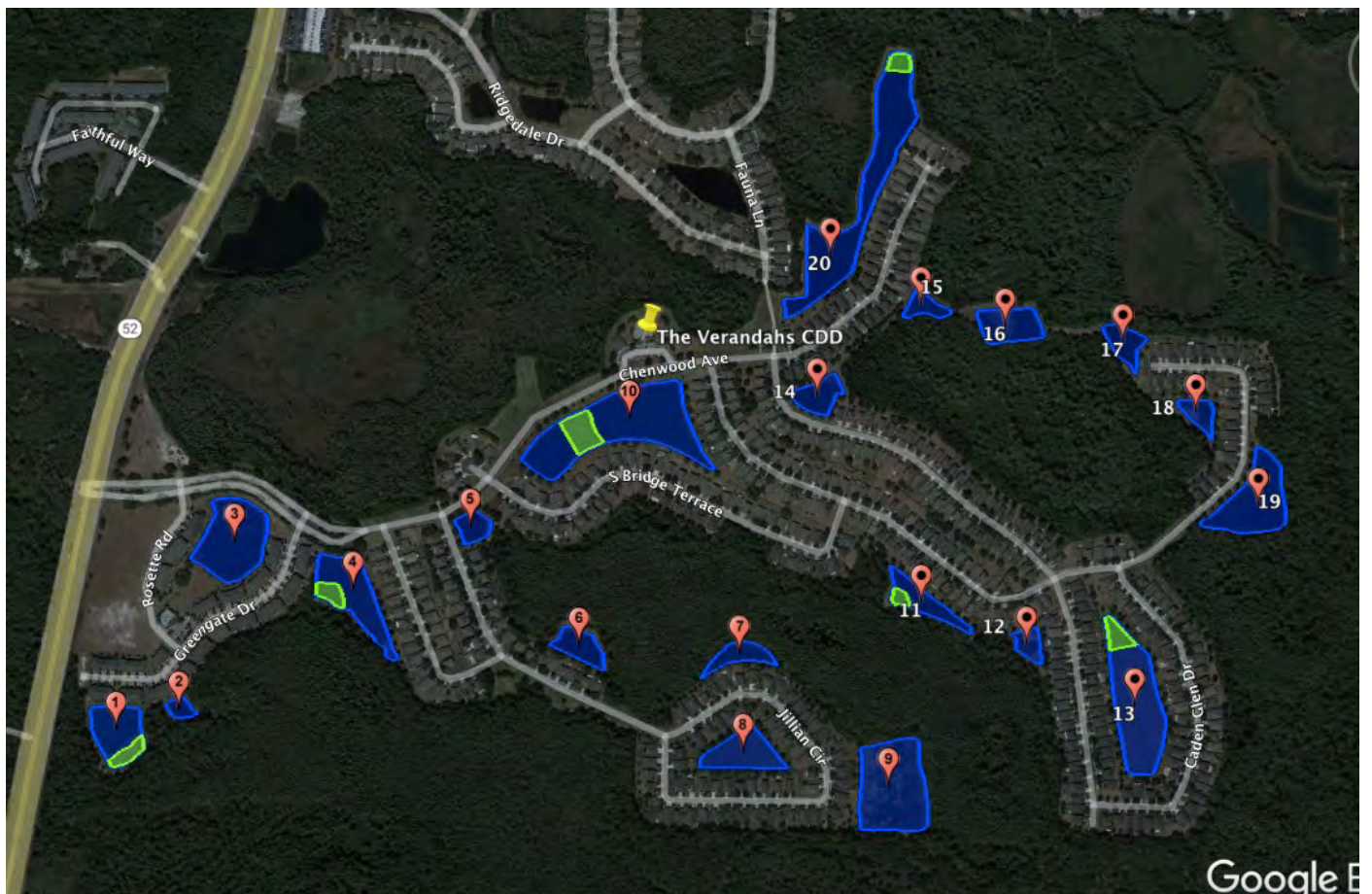
This months inspection included sites 11-20. Overall, they look good. Sites 14 and 20 had the most substantial growth.

Site 14 contains a moderate amount of a particularly tough algae that usually requires 2 treatments for complete results. The first treatment has already been applied and should cut the growth back significantly. We'll follow up during our first January service and re-apply any necessary treatments until the desired results are achieved.

Site 20 contains a moderate amount of Submersed Slender Spikerush, mostly in the southern section. This section was treated thoroughly during the inspection and significant improvement should be noticed after 2-4 weeks. We'll target any remainder over the next couple of visits.

Low water levels were noted all throughout the community, but that's common during this time of year. We can expect the water levels to continue to drop until we hit the rainy season.

Site	Comments	Target	Action Required
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Normal growth observed	Sub-surface algae	Routine maintenance next visit
13	Site looks good		Routine maintenance next visit
14	Treatment in progress	Surface algae	Routine maintenance next visit
15	Treatment in progress	Submersed vegetation	Routine maintenance next visit
16	Normal growth observed	Surface algae	Routine maintenance next visit
17	Treatment in progress	Submersed vegetation	Routine maintenance next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit
19			Routine maintenance next visit
20	Treatment in progress	Submersed vegetation	Routine maintenance next visit



Tab 7

Operations Report – December 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

- 12/4/2021: First Communion Party(Gomez)
- 12/7/2021: CDD Meeting
- 12/11/2021: Verandahs xmas parade and celebration
- 12/21/2021: ACC Meeting

Resident Payment Log

- Clubhouse Deposit for (Stephen Johnson Jan 8th event) 12/8/21

Debit Card Reimbursement log

- Lowes (utility cord, trash bags) 12/8/21: 116.92
- Lowes(wheeled trash can) 12/12/21: 39.98



Rizzetta & Company

Suggestions/Concerns

- **Further Discuss cleaning Gutters**



Rizzetta & Company

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 1, 2022 @ 8:30 AM
- **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

January 4

2022

FINANCIAL SUMMARY

11/30/2021

General Fund Cash & Investment Balance:	\$436,823
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	<u>\$109,309</u>
Total Cash and Investment Balances:	\$546,132
General Fund Expense Variance: \$1,529	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 regular meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, December 7, 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
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 <i>(via conf. call)</i>
Giacomo Licari	District Engineer, Dewberry Engineering
John Wegner	Representative, Yellowstone Landscape
Wesley Elias	Clubhouse Manager, RASI
Bill Johnson	District Finance Services Manager, Rizzetta & Company, Inc. <i>(via conf. call)</i>

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.

Mr. Johnson explained that the finance team reviewed the indentures and determined that any balance in the Revenue Account on November 2nd can be transferred to the District to be used for any lawful purposes. It was explained to the Board what they could do with the \$30,128 excess revenue funds collected by tax assessments over the last 5 years. This overage is a result of the difference the amount collected by the tax collector and the amount needed to pay the annual debt service. This difference can be caused by homeowners who do not take full advantage of the early payment discount and/or the variations in the annual bond payment due versus what is collected.

On a Motion by Mr. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors authorized District Staff to return excess Revenue Funds of \$30,128 to the General Fund Account, for the Verandahs Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Dewberry Engineering
Work Authorization Number 2022-1**

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Dewberry Engineering Work Authorization Number 2022-01, General Engineering Services, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Dewberry Engineering
Work Authorization Number 2022-2**

On a Motion by Ms. Nesheiwat, seconded by Mr. May, with all in favor, the Board of Supervisors approved the Dewberry Engineering Work Authorization Number 2022-02, Public Facilities Report, for the Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Conservation Cut
Back Proposals**

Mr. Liggett explained to the Board that he has requested three proposals for the conservation cut back. The proposals must be received by December 31, 2021, and will be included in the January 4, 2022 meeting agenda. The Board requested that the Field Service Manager email each of them the conservation cut back maps so they have sufficient time to review them prior to the next Board meeting. The Board also requested to have all three vendors attend the January 4, 2022, meeting to review and explain their proposals.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. Landscape & Irrigation

i. Field Inspection

Mr. Liggett presented the Field Inspection Report dated November 29, 2021 to the Board and addressed several landscaping deficiencies/tasks/assignments that need to be completed along with warranty work. These deficiencies/tasks/assignments require immediate correction and brought up to standard.

ii. Yellowstone Report

Mr. Wegner responded to the Field Service Report deficiencies/tasks/assignments and a discussion with the Board ensued. The Board of Supervisors put Yellowstone Landscape on notice to bring landscaping services up to proper standards as soon as possible. They will review if Yellowstone has delivered on these requests through February 2022 and if these services are not up to standard the Board will discuss if they want to proceed with the formal RFP process and request proposals for Landscape Maintenance in March 2022.

iii. High Trim Monthly Report

Mr. McNichols presented his report. He informed the Board that the contract expired August 2021 and will provide a renewal agreement for their current services, and a quote to trim Ligustrum trees. The current contract scope of work does not include trimming of all trees around the ponds as this was cut out of their agreement in September 2019 so the Board requested a quote to complete this work which will be presented at the January 4, 2022 meeting.

D. Aquatics Report

The aquatics vendor was not present at the meeting. The Board had some questions about pond site 7 and site 9 and requested follow up information from the aquatic's vendor concerning on going services for both pond sites.

E. Clubhouse Manager's Report

Mr. Elias presented the Clubhouse Manager's Report. He asked about gutter cleaning that was noted on an audit visit by the Amenities Services Managers. He will obtain a quote to have the gutters pressure washed after

the holiday decorations are taken down.

F. District Manager

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting would be held on January 4, 2022, at 6:30 p.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669.

SEVENTH ORDER OF BUSINESS

Consideration of the Workshop Meeting Minutes held on November 2, 2021

On a Motion by Mr. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the workshop meeting minutes held on November 2, 2021, as presented, for the Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on November 2, 2021

Mr. Hayes presented the November 2, 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 November 2, 2021, as presented, for the Verandahs Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for September 2021

Mr. Hayes presented the October 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 October 2021 (\$37,735.51), for The Verandahs Community Development District.

TENTH ORDER OF BUSINESS

Audience Comments

An audience member informed the Board there was a recent car break in and that she will alert the residents, so they are aware of this issue. There was a lengthy discussion about 4 homes that were blocking a 10-foot easement with their fences. He Board asked Vanessa to investigate whether or not the district had any right to have the fences moved back 10 feet away from the conservation land. If so, the CDD would write the HOA a letter asking them to have the fences moved using their Community Standards.

ELEVENTH 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 Ms. Mayle, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair / Vice Chair

Tab 10

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 November 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,829.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allen Adams	002564	AA110221	Board of Supervisors Meeting 11/02/21	\$ 200.00
Crestmark Vendor Finance	002548	63838	Lease 193024-VF000 11/21	\$ 323.75
Department of Economic Opportunity	002559	85056	Special District Fee FY 21/22	\$ 175.00
Digital South Communications, Inc.	002549	593513425	Monthly Phone Service 11/21	\$ 42.28
Frontier Communications of Florida	002550	727-856-7773-073119-5 11/21	Clubhouse Internet & TV 11/21	\$ 319.33
Grau & Associates	002551	X52904721152	Audit Services FY 21/22	\$ 29.00
High Trim, LLC	002552	3670	Tree Maintenance 10/21	\$ 1,625.00
High Trim, LLC	002552	3723	Tree Maintenance 11/21	\$ 1,625.00
Mike Fasano, Pasco County Tax Collector	002553	03-25-17-0070-0P100-0010 11/21	2021 Stormwater Assessment 11/21	\$ 319.20
Pasco County Board of County Commissioners	002560	21220991	2021 Solid Waste Assessment 11/21	\$ 380.27
Pasco County Utilities Services Branch	002562	15770126	12375 Chenwood Avenue 10/21	\$ 75.34
Rizzetta & Company, Inc.	002543	INV0000062516	District Management Fees 11/21	\$ 4,320.33

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	002554	INV00000000009265	Actual Bi-Weekly Payroll 10/29/21	\$ 987.33
Rizzetta Amenity Services, Inc.	002563	INV00000000009289	Out of Pocket Expenses 10/21	\$ 117.20
Rizzetta Amenity Services, Inc.	002563	INV00000000009314	General Management & Oversight 11/21	\$ 800.00
Rizzetta Amenity Services, Inc.	002563	INV00000000009314	Personnel 11/12/21	\$ 975.17
Rizzetta Technology Services, LLC	002542	INV0000008145	Website Hosting Services 11/21	\$ 100.00
Romaner Graphics	002544	20803	Sign Replace 10/21	\$ 685.00
Sarah Nesheiwat	002568	SN110221	Board of Supervisors Meeting 11/02/21	\$ 200.00
Securiteam Inc	002555	14817	Quarterly Monitoring 11/21	\$ 150.00
Stanley Haupt	002565	SH110221	Board of Supervisors Meeting 11/02/21	\$ 200.00
Straley Robin Vericker	002556	20488	Legal Services 10/21	\$ 1,624.50
Suncoast Rust Control, Inc	002561	03999	Chemicals for Rust Prevention 10/21	\$ 1,250.00
Suncoast Sparkling Cleaning Service Inc	002557	282	Clubhouse Cleaning 10/21	\$ 655.00

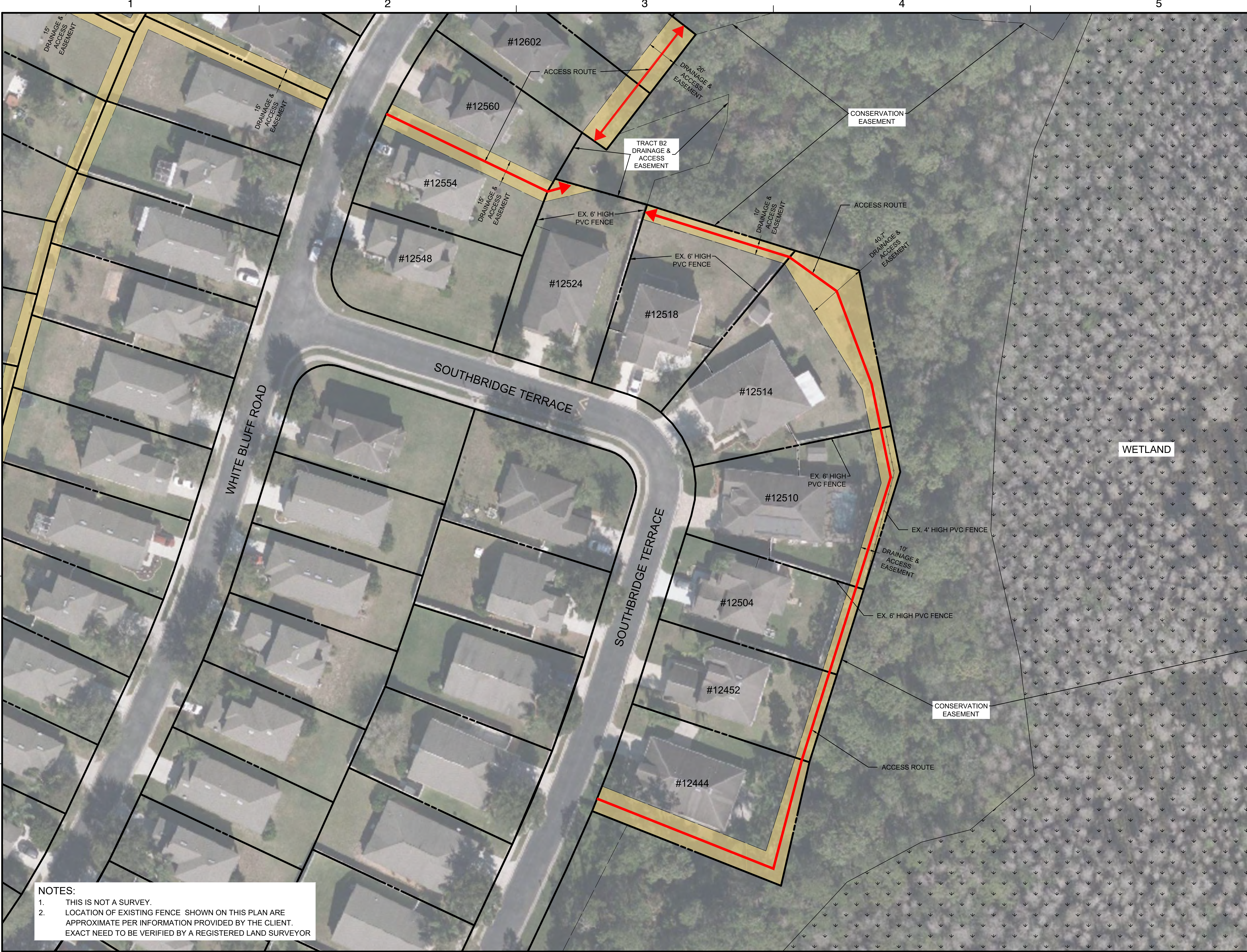
The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas M May	002566	TM-110221	Board of Supervisors Meeting 11/02/21	\$ 200.00
Times Publishing Company	002545	0000190042 10/20/21	Acct# 45385 Legal Advertising 10/21	\$ 138.40
Tracy E. Mayle	002567	TM110221	Board of Supervisors Meeting 11/02/21	\$ 200.00
Verandahs CDD	CD027	CD027	Debit Card Replenishment	\$ 202.28
Withlacoochee River Electric Cooperative, Inc.	002546	10365384 10/21	Summary Billing 10/21	\$ 3,818.32
Yellowstone Landscape	002558	TM 279681	Fall Annuals 10/21	\$ 1,025.40
Yellowstone Landscape	002558	TM 283103	Plant Installation 10/21	<u>\$ 4,066.84</u>
Report Total				<u>\$ 26,829.94</u>

Tab 11



NOTES:

- THIS IS NOT A SURVEY.
- LOCATION OF EXISTING FENCE SHOWN ON THIS PLAN ARE APPROXIMATE PER INFORMATION PROVIDED BY THE CLIENT. EXACT NEED TO BE VERIFIED BY A REGISTERED LAND SURVEYOR



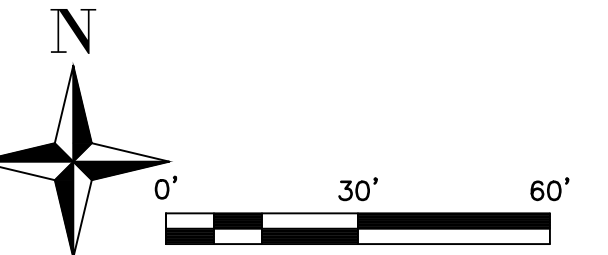
Dewberry Engineers Inc.
1000 N ASHLEY DRIVE
SUITE 801
TAMPA, FL 33602
PHONE: 813.225.1325
FL CA - 6794

VERANDAHS CDD

12321 CHENWOOD AVENUE, HUDSON FL 34669
PASCO COUNTY FL

SEAL

NORTH SCALE



No.	DATE	BY	Description

REVISIONS			
DRAWN BY	GL		
APPROVED BY	RM		
CHECKED BY	GL		
DATE	12/21/21		

TITLE

DRAINAGE & ACCESS
EASEMENT EXHIBIT

PROJECT NO. 50078144



NOTES:
1. THIS IS NOT A SURVEY.
2. LOCATION OF EXISTING FENCES SHOWN ON THIS PLAN ARE APPROXIMATE PER INFORMATION PROVIDED BY THE CLIENT. EXACT NEED TO BE VERIFIED BY A REGISTERED LAND SURVEYOR



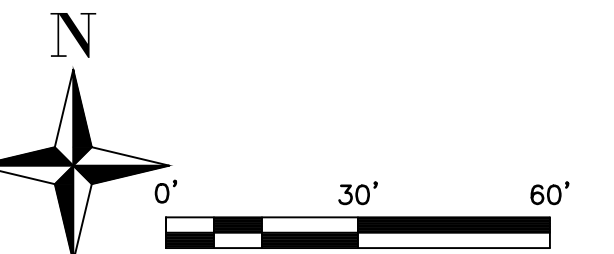
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VERANDAHS CDD

12321 CHENWOOD AVENUE, HUDSON FL 34669
PASCO COUNTY FL

SEAL

NORTH SCALE



No.	DATE	BY	Description

REVISIONS

DRAWN BY _____ GL
APPROVED BY _____ RM
CHECKED BY _____ GL
DATE _____ 12/21/21

TITLE

DRAINAGE & ACCESS
EASEMENT EXHIBIT

PROJECT NO. 50078144

SHEET NO.