



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
September 6, 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
	Sara Henk	Asst. Secretary
	Sarah Nesheiwat	Asst. Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	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

August 30, 2022

**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 6, 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 Yellowstone Quote..... Tab 1
 - B. Consideration of No Fishing Policy Tab 2
- STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape & Irrigation
 1. Presentation of Landscape Inspection Report
and Landscaper Comments..... Tab 3
 - D. High Trim Report Tab 4
 - E. Presentation of Aquatics Report Tab 5
 - F. Clubhouse Manager's Report Tab 6
 - G. District Manager Report..... Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held August 2, 2022 Tab 8
 - B. Consideration of Operations & Maintenance
Expenditures for July 2022 Tab 9
- 5. AUDIENCE COMMENTS**
- 6. SUPERVISOR REQUESTS**
- 7. 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 #241273

Date: 08/25/2022

From: Josh Hamilton

Proposal For

The Verandahs CDD

c/o

main:
mobile:

Location

13729 Royston Bend

Hudson, FL 34669

Property Name: The Verandahs CDD

Tree Crown/Clean

Terms: Net 30

Crown Clean/ Crown Raise of 27 Various Oak trees located in the entry behind club house and along fronts of 3 ponds

- Crown Elevation of 16 feet
- Center cleaning of Water Sprout Branches and Subordinate Branches
- Removal of deadwood over 2 inches in diameter
- All debris removed

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor Care	1.00	\$3,883.67	\$3,883.67

Client Notes

Signature

x

SUBTOTAL \$3,883.67

SALES TAX \$0.00

TOTAL \$3,883.67

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

Josh Hamilton
Office:
jhamilton@yellowstonelandscape.com

Tab 2

**THE VERANDAHS
COMMUNITY DEVELOPMENT DISTRICT**

**District Facilities and
Clubhouse Amenity Policies**

Revised XXXXXX XX, 2022

DEFINITIONS

“Annual User Fee” – shall mean the fee established by the District for any person that is not a Property Owner or Renter and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action at a noticed public meeting.

“Board” – shall mean the Board of Supervisors of the District.

“Clubhouse Amenity” – shall mean the property, otherwise known as the clubhouse owned by the District and intended for recreational use and shall include, but not specifically be limited to, the clubhouse, fitness center, and adjacent parking lot together with their appurtenant facilities and areas. It specifically excludes the pool and playgrounds adjacent to the clubhouse, which are owned and managed by The Verandahs At Pasco Community Association, Inc., a Florida not for profit corporation.

“Clubhouse Amenity Manager” – shall mean the person or firm so designated by the Board, including their employees.

“Clubhouse Amenity Staff” – shall mean the Clubhouse Amenity Manager, or such other individuals so designated by the Board to manage or operate the Clubhouse Amenity Facilities.

“District” – shall mean The Verandahs Community Development District.

“District Facilities” – shall mean any property, building, parking lot, pond and pond easement, including the Clubhouse Amenity as defined above, and any other property owned and/or leased by the District. District Facilities locations are highlighted in red in Attachment 1.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <http://theverandahscdd.org>

“Guest” – shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Clubhouse Amenity Facilities. However, an individual, that is not an immediate family member residing in the household, may be a guest of a Patron no more than a total of eight (8) times per calendar year.

“Key Card” – shall mean an electronic key card distributed by the Clubhouse Amenity Manager to Patrons (one per residential unit) to access the Clubhouse Amenity Facilities. When you use the access card, your name and time of entry are registered.

“Non-Patron” – shall mean any individual that is not a Patron who is renting any portion of the Clubhouse Amenity Facilities pursuant to these Policies.

“Non-Resident Patron” – shall mean any person and his or her immediate family who is: (i) residing within the same residence, (ii) not a Property Owner or Renter, and (iii) and paying the Annual User Fee to the District for use of the Clubhouse Amenity Facilities.

“Patron” or “Patrons” – shall mean Property Owners, Non-Resident Patrons, and Renters.

“Policies” – shall mean these Clubhouse Amenity Policies of the District, as amended from time to time.

“Property Owner” – shall mean that person or persons, and their immediate family who reside within the same residence, having fee simple ownership of land within the District.

“Renter” – shall mean any tenant, and their immediate family who reside within the same residence, residing in a Property Owner’s home located within the District and pursuant to a valid rental or lease agreement.

GENERAL PROVISIONS

- (1) The Board reserves the right to amend or modify these Policies when necessary and will notify the Patrons of any changes by posting such changes on the District’s website. However, in order to increase rates or fees the Board must hold a duly-noticed public hearing.
- (2) The Board, District Manager, and the Clubhouse Amenity Staff have full authority to enforce these Policies.
- (3) Patrons must use their assigned Key Card to enter the Clubhouse Amenity Facilities.
- (4) At no charge, one (1) facility Key Card will be issued to a Patron. Proof of property ownership or a valid lease may be required annually. All Patrons must use their Key Card for entrance to the Clubhouse Amenity Facilities. The Key Card should not be given out to non-Patrons. A maximum of one (1) Key Card will be issued per residential unit.
- (5) For *Replacement* Key Cards – There is a \$30.00 to replace a Key Card. Please contact the Clubhouse Amenity Manager for instructions on how to obtain a replacement Key Card. Any Key Card being replaced will be deactivated.
- (6) All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the Clubhouse Amenity Manager.
- (7) Upon the District’s insurance carrier’s recommendation to ensure that the District mitigates children’s exposure to injury, children under sixteen (16) years of age must be accompanied by a parent or adult Patron, eighteen (18) years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida’s

requirements for obtaining a Florida's driver license.

- (8) The Clubhouse Amenity Facilities' hours of operation will be established and published by the District considering the season of the year and other circumstances. The Clubhouse Amenity Facilities will be closed on the following Holidays unless otherwise posted: Christmas Day, Thanksgiving Day and New Year's Day. The Clubhouse Amenity Facilities will also close early at the discretion of the Clubhouse Amenity Manager on Christmas Eve and New Year's Eve.
- (9) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Clubhouse Amenity Facilities' premises, except at pre-approved special events. Approval may only be granted by the Board or the District Chairperson if so authorized by the Board (present request to the District Manager's Office in advance of the meeting) and will be contingent upon providing proof of event insurance with the District named an additional insured. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the District Manager's Office prior to the event.
- (10) Vehicles must be parked in designated paved areas only. Vehicles shall not be driven or parked on grass lawns, sidewalks, pathways, pond easements, any District Facilities not designated as parking areas, or in any manner in which blocks or impedes the normal flow of traffic.
- (11) Fireworks of any kind are not permitted anywhere on the premises or adjacent areas of the Clubhouse Amenity Facilities.
- (12) No Patron or Guest is allowed in the service areas or the facility office of the Clubhouse Amenity Facilities.
- (13) Games are on a first come, first serve basis unless otherwise reserved. Use of equipment is limited to 1 hour to allow other guests their turn.
- (14) Smoking or the use of smokeless tobacco products, e-cigarettes, or vaporizers is not permitted anywhere within or on the grounds of the Clubhouse Amenity Facilities.
- (15) Guests must be registered with the Clubhouse Amenity Staff and accompanied by a Patron upon entering the Clubhouse Amenity Facilities.
- (16) Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical wellbeing while in or around the Clubhouse Amenity Facilities may be reported to the local law enforcement agency, will be asked to leave and may have their access privileges suspended at the discretion of the District Board.
- (17) Clubhouse Amenity Staff and fellow Patrons and Guests are to be treated in a courteous and considerate manner. No staff member shall be reprimanded or harassed in any way by a Patron or Guest. Any cursing, sexual innuendoes, or other behavior which could result in liability for the District, shall automatically be expelled. Any unwarranted (pushing, shoving, grabbing, etc.) physical contact shall automatically be expelled because of the

increased risk of liability to the District, as a result of this type of behavior.

- (18) All Complaints regarding services rendered by any Clubhouse Amenity Staff member must be made to the District Manager and if warranted, law enforcement will be contacted. Patrons shall not engage or direct Clubhouse Amenity Staff on any private business, nor shall any Clubhouse Amenity Staff member be used for the individual benefit of the Patron, nor shall any Patron direct, supervise, or in any manner attempt to assert control over any such Clubhouse Amenity Staff members.
- (19) Disregard for any Policies, or other rules or policies of the District, may result in expulsion from all District Facilities and/or loss of Clubhouse Amenity Facilities privileges and will not relieve Patrons of obligations to pay assessments, rates, or fees incurred.
- (20) Off-road bikes/vehicles, and any unlicensed motor vehicles are prohibited on all property owned, maintained, and operated by the District or the Clubhouse Amenity Facilities. Golf carts may be used on roadways within the District provided such use is in accordance with applicable governmental rules and regulations, including those of Pasco County. Golf carts may not be driven or parked on any lawn areas, sidewalks, or other non-roadway surfaces within the District Facilities.
- (21) The Clubhouse Amenity Facilities does not offer child care services. Patrons or Guests should supervise their children.
- (22) Skateboarding is not allowed on any Clubhouse Amenity Facilities property, this includes but is not limited to: the building, porches, steps, pathways, and sidewalks surrounding this area.
- (23) Fishing is not permitted in any pond owned by the District.
- (24) Loss or destruction of property or instances of personal injury:
 - a. Each Patron and each Guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Clubhouse Amenity Facilities, whether in lockers or elsewhere.
 - b. No person shall remove from the room in which it is placed or from the Clubhouse Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury at the Clubhouse Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury. The District will utilize video surveillance to monitor compliance with these Policies.
 - c. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game,

function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Clubhouse Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the District, the Board, Clubhouse Amenity Staff, District representatives, District contractors, and District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

- d. Should any party bound by these Policies bring suit against the District, the Board or staff, agents or employees of the District, any Clubhouse Amenity Staff, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Clubhouse Amenity Staff, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).
- (25) For any emergencies, please call 911. Afterwards, all emergencies and injuries must be reported to the Clubhouse Amenity Staff as well as the District Manager via the contact information on the District's website.
 - (26) All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.

PET AND SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Clubhouse Amenity Facilities.

A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- (1) If the Service Animal is out of control and the handler does not take effective measures to control it;
- (2) If the Service Animal is not housebroken; or
- (3) If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

GUESTS

- (1) Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges.
- (2) Each Patron may bring no more than four (4) persons per residence as guests to the Amenities at one time unless the Patron has rented a room at the Clubhouse Amenity Facilities in accordance with these Policies.
- (3) All Guests must be accompanied by a Patron at all times with a max of four (4) Guests per visit.

FITNESS CENTER

All Patrons and Guests using areas designed and designated for exercise or fitness use of the within the Clubhouse Amenity Facilities (the "**Fitness Center**") are expected to conduct themselves in a responsible, courteous and safe manner. Misuse or destruction of Fitness Center equipment may result in the suspension or termination of Clubhouse Amenity Facilities privileges.

Please note the Fitness Center is an unattended facility, persons using the Fitness Center do so at their own risk. Clubhouse Amenity Staff is not present to provide personal training or exercise consultation to Patrons or Guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

All Patrons will need to visit the Clubhouse Amenity Office during normal operating hours to sign the Fitness Center Waiver in order to activate their Fitness Center access.

- (1) *Hours:* The Fitness Center opens for use by Patrons during normal operating hours to be established and posted by the District. No access will be allowed, by a Patron or any other person, before or after Fitness Center hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Clubhouse Amenity Facilities for the entire household.
- (2) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children within the range of twelve (12) years of age and under sixteen (16) years of age are allowed under supervision by a parent or adult Patron, eighteen (18) years of age or older. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of twelve (12) are allowed in the Fitness Center at any time. Guests may use the Fitness Center if accompanied by an adult Patron, eighteen (18) years of age or older. Patrons and Guests use this facility at their own risk.
- (3) *Proper Attire:* Appropriate clothing and athletic footwear (covering the entire foot) must

be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.

- (4) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.
- (5) *General Policies for the Fitness Center:*
 - a. Each individual is responsible for wiping off fitness equipment after use.
 - b. Prior to the use of any personal trainer at the Clubhouse Amenity Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
 - c. Hand chalk is not permitted to be used in the Fitness Center.
 - d. Music and/or digital media players are not permitted unless they are personal units equipped with headphones. However, Clubhouse Amenity Staff is permitted to play music throughout the Clubhouse Amenity Facilities.
 - e. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
 - f. Weights or other fitness equipment may not be removed from the Fitness Center.
 - g. Use of cardiovascular equipment shall be limited to thirty (30) minute periods and individuals shall alternate between multiple sets on weight equipment if other individuals are waiting. Please return weights and other fitness equipment to the proper location after use.
 - h. Any fitness program operated and run by Clubhouse Amenity Staff may have priority over other users of the Fitness Center.

CLUBHOUSE AMENITY FACILITIES USER FEE STRUCTURE

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Clubhouse Amenity Facilities. To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the Clubhouse Amenity Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Clubhouse Amenity Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of non-resident users to account for size and capacity limitations of the Clubhouse Amenity Facilities.

The Annual User Fee for Non-Resident Patrons is \$150 per month or \$1,800 per year.

FACILITY RENTAL POLICIES

The clubhouse and the meeting room portion of the Clubhouse Amenity Facilities may be rented for private events. Only one portion of the Clubhouse Amenity Facilities is available for rental during regular hours of operation. Both the clubhouse and the meeting room may be rented together during non-regular hours. Rentals may be made by both Patrons and Non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than four (4) months prior to the event. Rentals made by Non-Patrons may be made no more than three (3) months in advance of the event. In addition, Patrons and Non-Patrons may rent a portion of the Clubhouse Amenity Facilities no more than six (6) times per calendar year. Persons interested in doing so should contact the Clubhouse Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that the Clubhouse Amenity Facilities may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

The District retains the right to reserve the Clubhouse Amenity Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than Non-Patrons and since the District may have alternatives to enforce violations of the District's rules and policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

- (1) *Maximum Rental Duration:* Rentals may be made for up to five (5) total hours (including set-up and post-event cleanup)
- (2) *Rental Fees:* A non-refundable room rental fee will be charged according to the schedule below: A final guarantee (number) of guests is to be conveyed to the Clubhouse Amenity Manager in writing (email is acceptable) no later than ten (10) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct.

Patron Rates	\$0
Non-Patron Rates	\$250.00 for up to 25 guests \$350.00 for 26 to 50 guests \$450.00 for 50 guests or more, up to the maximum designated occupancy

- (3) *Deposit:* A refundable deposit of Two Hundred and Fifty Dollars (\$250.00) is required for any rental.
- (4) *Rental Process:* Individuals interested in renting a room must submit to the Clubhouse Amenity Manager, no later than fourteen (14) days prior to the event, a completed Facility Use Application indicating the nature of the event, the number of guests that will be attending, the hours when the event will be held, and whether alcohol and/or food will be served. The

Clubhouse Amenity Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the individual renting the room) will need to be executed prior to use of the Clubhouse Amenity Facilities. Where determined by the Clubhouse Amenity Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Amenity Manager no less than ten (10) days prior to the date of the event. The Clubhouse Amenity Manager will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

- (5) *Payment to the District upon Approval:* Upon approval and no later than ten (10) days from the rental date individuals should submit a check or money order (no cash) made payable to The Verandahs Community Development District to the Clubhouse Amenity Manager for the rental fee (if applicable) and for the deposit (should be separate checks or money orders). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
- (6) *Refund of Deposit:* The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Amenity Manager determines that there has been no damage to the Clubhouse Amenity Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
- a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, favors or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, table tops and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Ensure that no damage has occurred to the Clubhouse Amenity Facilities and its property.

If additional cleaning is required, the individual renting the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, individuals may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Clubhouse Amenity Manager shall determine the amount of deposit to return, if any.

- (7) *General Policies:*
- a. Individuals renting the facilities are responsible for ensuring that their guests adhere to the policies set forth herein.
 - b. Please note all Policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
 - d. Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the district feels should require additional liability coverage on a case by case basis to be reviewed

- by the District Manager or Board. The District is to be named on these policies as an additional insured party.
- e. Unless the person renting the facilities is a Patron, they shall not use any other portion of the Clubhouse Amenity Facilities.

RENTER'S PRIVILEGES

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owners' Clubhouse Amenity Facilities privileges. All such designations must be in writing and contain an affirmative statement of the Renter's rights for the use and enjoyment of the Clubhouse Amenity Facilities. A copy of the written designation must be provided to the District Manager before the Renter will be permitted to use the Clubhouse Amenity Facilities.
- (2) A Renter who is designated as the beneficial user of the Property Owner's privileges, as verified by proof of a valid lease on file with the appropriate homeowner's association, shall be entitled to the same rights and privileges to use the Clubhouse Amenity Facilities as the Property Owner and shall assume all liabilities associated with the assignment of such rights and privileges.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Clubhouse Amenity Facilities, the Property Owner shall not be entitled to use the Clubhouse Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the deportment of their respective Renters.
- (5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

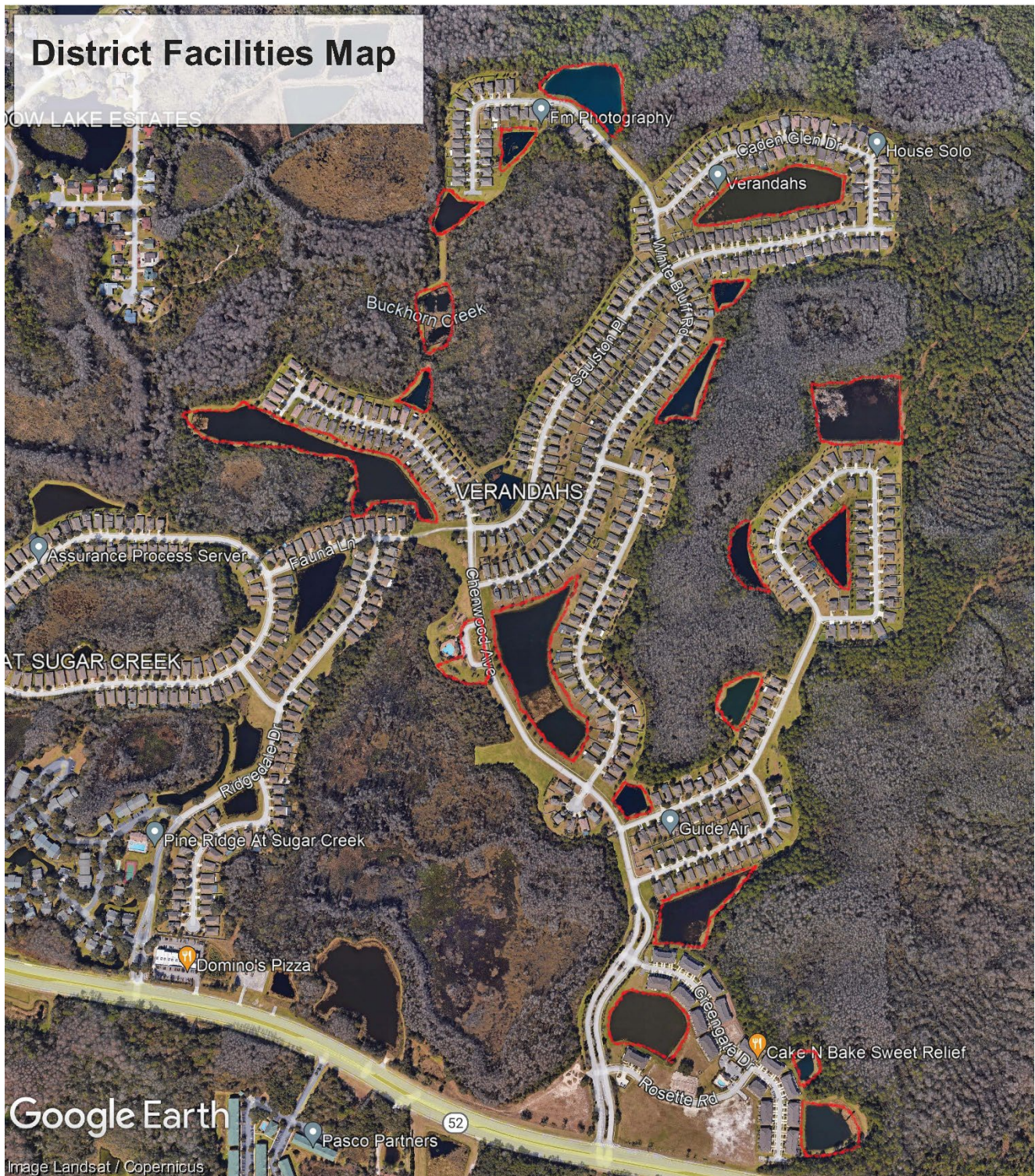
SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) *Violations.* Privileges at the Clubhouse Amenity Facilities can be subject to suspension or termination by the Board if a Patron or their Guests:
 - a. Submits false information on an application for a Key Card.
 - b. Permits unauthorized use of a Key Card.
 - c. Exhibits unsatisfactory behavior, deportment or appearance.
 - d. Fails to abide by the Policies, or other rules or policies of the District established for the use of Clubhouse Amenity Facilities.
 - e. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - f. Treats the Board, District Manager, or Clubhouse Amenity Staff in an unreasonable, disrespectful, or abusive manner.
 - g. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Clubhouse Amenity Facilities or Clubhouse Amenity Staff.

- h. Damages or destroys District property, gate arms, or other common areas.
- (2) *Documentation of Violations.* The District Manager or Clubhouse Amenity Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. Such report shall be filed with the District Manager's Office within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
- (3) *Suspension.*
- a. The District Manager or Clubhouse Amenity Manager may at any time restrict or suspend any Patron's privileges to use any or all of the Clubhouse Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's property or Clubhouse Amenity Facilities from damage.
 - b. The District Manager or Clubhouse Amenity Manager shall ask the Patron to leave the Clubhouse Amenity Facilities immediately, and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the District Manager or Clubhouse Amenity Manager, shall take into account the nature of the conduct and any prior violations.
 - e. Suspension or termination of privileges to use the Clubhouse Amenity Facilities shall not relieve Patrons of the obligation to pay applicable assessments, rates, or fees.
- (4) *Appeal of Suspension.*
- a. A Patron subject to a suspension may appeal the suspension to the Board by filing a written request for an appeal, which written request shall be immediately sent to the District Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.
 - f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- (5) *Longer Suspension or Termination of Privileges by the Board.*
- a. The District Manager or Clubhouse Amenity Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Clubhouse Amenity Facilities.
 - e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
- (6) *Trespass.* If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

ATTACHMENT 1



Tab 3

THE VERANDAHS

FIELD INSPECTION REPORT



August 17, 2022
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Visit the pond banks and inspect the oak tree pruning around the pond banks perform the cuts to satisfy the height requirements in the contract. 10 Feet over common area and 15 Feet over roadways.

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. Treat the turf weeds on the inbound side of Chenwood Ave just pass the entrance gates.
2. Treat the turf weeds in the Saint Augustine on Chenwood Avenue just pass Luftburrow Lane between the sidewalk and the road.
3. Remove the vines from the Parsoni Juniper in near the parking area on the outbound side of Chenwood Avenue before state road 52.



4. Remove the tall weeds in the Confederate Jasmine in the center island just behind the main Annual bed.
5. Fill in the missing annuals and invoice out the district.(Pic 5)
9. Lift the trees around the Jillian Circle center Pond. Do not remove big branches from the trees just the low hanging branches.
10. Lift the Cypress Trees and any other trees that need it behind 12628 White Bluff Road along the pond bank.
11. Diagnose and treat the decline in the Saint Augustine at the Saulston Place common area tract.
12. Make sure during pond mowing we are string trimming around trees. During my inspection there was very tall grass around the trees.(Pic 12)



CHENWOOD AVENUE



13. Lift the trees behind 12615 Chenwood Avenue around the pond bank. These need to be at 10 feet. (Pic 13)



Tab 4

HIGH TRIM

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

To Whom it May Concern:

High Trim performed the monthly trimming of the conservation in the following areas on August 9th, 2022. The area has been marked in red below.



Thank you,
Kristina Nordman
Office Assistant

Tab 5

SOLITUDE

LAKE MANAGEMENT



The Verandahs Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2022-08-15

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS140,130,80	3
PONDS90,100,F100	4
PONDSF120,150,F16	5
PONDS F160b	6
MANAGEMENT/COMMENTS SUMMARY	6, 7
SITE MAP	8

140

Comments:

Treatment in progress

Site contains moderate algae and submersed weed growth. Both were targeted for the 2nd visit in a row and we can expect to see results in 7-14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



August, 2022



August, 2022

130

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

August, 2022



August, 2022

80

Comments:

Normal growth observed

Site contains minor surface algae along perimeter. Previous treatment for submersed Hydrilla was successful. Algae was treated at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Surface algae



August, 2022



August, 2022

90

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

August, 2022



August, 2022

100

Comments:

Site has no access. Board is working on a solution.

Action Required:**Target:**

August, 2022

August, 2022

F100

Comments:

Requires attention

Site contains heavy algae growth. Treatment was applied 8/15. Follow up treatment required during first Sep visit for complete results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



August, 2022



August, 2022

Site: F120

Comments:

Site looks good

Site is in excellent shape following recent treatments for algae and submersed Slender Spikerush.

Action Required:

Routine maintenance next visit

Target:



August, 2022



August, 2022

Site: 150

Comments:

Normal growth observed

Site contains very minor Planktonic Algae on the surface, which was treated on 8/15. Expect results 7-10 days after treatment.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



August, 2022



August, 2022

Site: F160a

Comments:

Treatment in progress

Site was treated for submersed Slender Spikerush during previous service. Submersed growth is in the process of dying and can be seen decaying on surface

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



August, 2022



August, 2022

Site: F160b**Comments:**

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

August, 2022



August, 2022

Management Summary

Overall, the ponds at The Verandah's are responding nicely to our treatments. Most of the submersed weed growth is well under control with the exception of sites 140 and F160a. Both are in the middle of treatments and positive results can already be seen. Expect another month for complete results.

Algae growth was minimal. Sites 140 and F100 exhibited the most growth, but both were treated during our 8/15 visit. The algae on F100 will most likely need a follow up treatment during our next visit to knock out whatever remains. Although it wasn't featured on this report, site 220 was treated again for algae. Only 10% remained as of the last treatment.

There is still no easement for access to site 100, but I know from the discussions at the last meeting that the board is working on a solution.

Feel free to reach out with any questions: jason.diogo@solitudelake.com

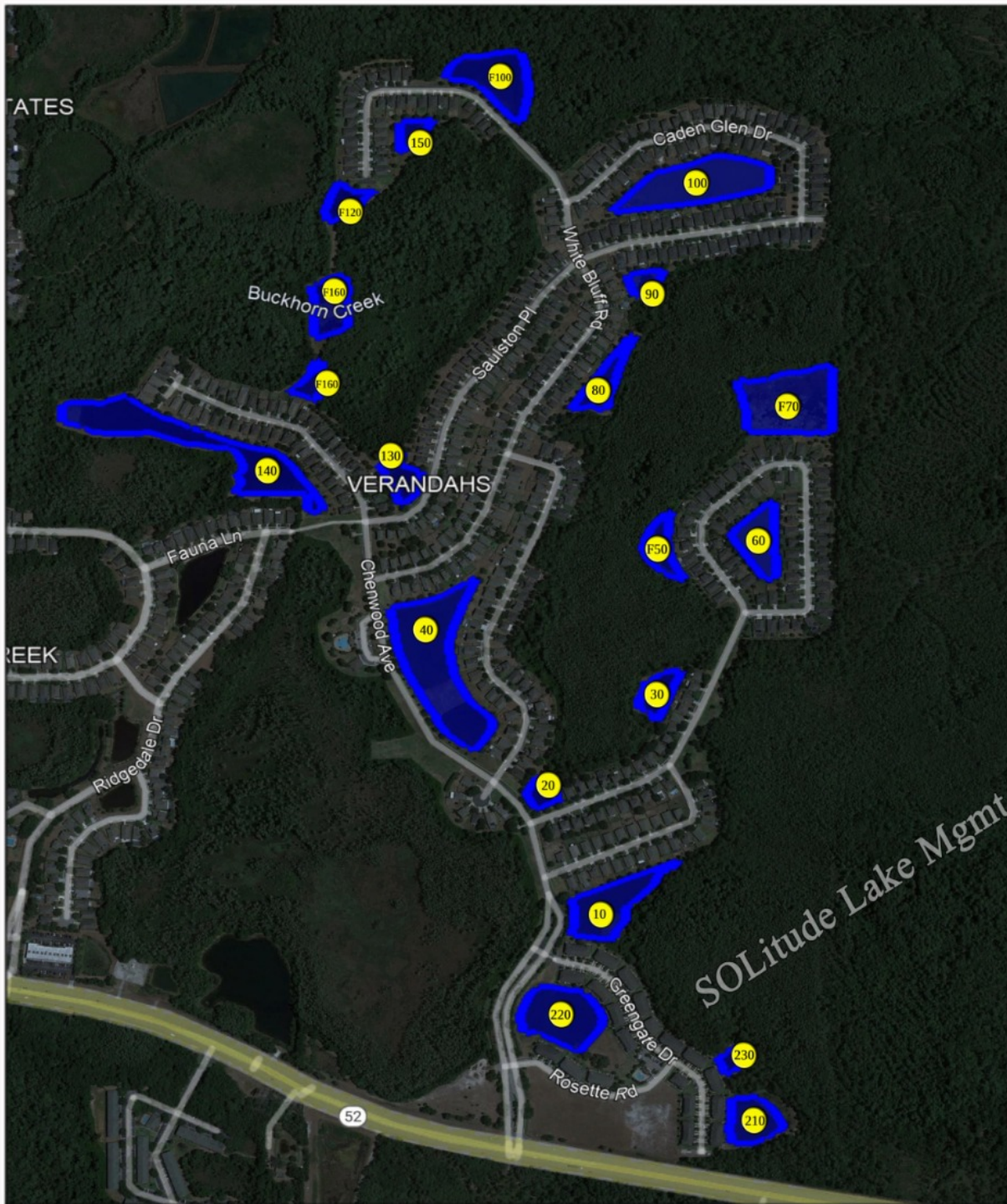
Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
140	Treatment in progress	Surface algae	Routine maintenance next visit
130	Site looks good		Routine maintenance next visit
80	Normal growth observed	Surface algae	Routine maintenance next visit
90	Site looks good		Routine maintenance next visit
100			
F100	Requires attention	Surface algae	Routine maintenance next visit
F120	Site looks good		Routine maintenance next visit
150	Normal growth observed	Planktonic algae	Routine maintenance next visit
F160a	Treatment in progress	Submersed vegetation	Routine maintenance next visit
F160b	Site looks good		Routine maintenance next visit



The Verandahs CDD Hudson, FL

1-888-480-5253



NPM 04/2022



Service History Report

July 7, 2022
50097

The Verandahs CDD

Date Range: 06/01/22..06/30/22

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

=====

Service Date	6/8/2022	13825
No.	PI-A00829408	
Order No.	SMOR-608079	
Contract No.	SVR56101	

Technician Name and State License #s

Jason R. Diogo (FL-CM22805)

Service Item #	Description	Lake No.	Lake Name
13825-LAKE-ALL	The Verandahs CDD - LAKE ALL	20	
Technician's Comments:	Treated sites 1-9		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			OK
Littoral Shelf Maintenance			Treated
Trash & Light Debris Removal			Completed per detailed contract specifications
Dye			OK

=====

Service Date	6/17/2022	13825
No.	PI-A00835083	
Order No.	SMOR-612757	
Contract No.	SVR56101	

Technician Name and State License #s

Jason R. Diogo (FL-CM22805)

Service Item #	Description	Lake No.	Lake Name
13825-LAKE-ALL	The Verandahs CDD - LAKE ALL	20	
Technician's Comments:	Treated sites 220, 140, 130, 80, 90, f100, 150, f120, f160, 20, 40		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			Treated
Littoral Shelf Maintenance			Treated
Trash & Light Debris Removal			Completed per detailed contract specifications
Dye			Added



Service History Report

August 15, 2022
50097

The Verandahs CDD

Date Range: 07/01/22..07/31/22

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

=====

Service Date	7/7/2022	13825
No.	PI-A00842828	
Order No.	SMOR-621033	
Contract No.	SVR56101	
Technician Name and State License #s	Jason R. Diogo (FL-CM22805)	

Service Item #	Description	Lake No.	Lake Name
13825-LAKE-ALL	The Verandahs CDD - LAKE ALL	20	
Technician's Comments:	Treated sites 210, 230, 220, 10, 20, 40, 130, F100		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			Treated
Littoral Shelf Maintenance			Treated
Trash & Light Debris Removal			Completed per detailed contract specifications
Dye			OK

=====

Service Date	7/28/2022	13825
No.	PI-A00859808	
Order No.	SMOR-624788	
Contract No.	SVR56101	
Technician Name and State License #s	Kevin T. Wilt (FL-CM22182)	

Service Item #	Description	Lake No.	Lake Name
13825-LAKE-ALL	The Verandahs CDD - LAKE ALL	20	
Technician's Comments:	Sites treated for Algae, Grasses and Submersed weeds.		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			Treated
Littoral Shelf Maintenance			Treated
Trash & Light Debris Removal			Removed for repair
Dye			OK

Tab 6

Operations Report – AUGUST 2022



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

Facility Usage

- 8/2/2022: CDD Meeting
- 8/13/2022: Birthday Party (Angela Guy)
- 8/16/2022: ACC Meeting
- 8/20/2022: Arbaeliz Baby Shower
- 8/23/2022: HOA Meeting
- 8/27/2022: Valk wedding Party
- 8/29/2022: Town House Meeting

Resident Payment Log



Rizzetta & Company

Debit Card Reimbursement log

- Amazon Monthly Subscription: 14.99

Suggestions/Concerns

- Please see attached Square Up Terminal and review for possible consideration for clubhouse rentals.
- A/C repaired in clubhouse 8/21/22
- Wesley Elias return 8/30/22



Rizzetta & Company

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 4, 2022 @ 6:30 PM

**District
Manager's
Report**

September 6

2022

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FINANCIAL SUMMARY

7/31/2022

General Fund Cash & Investment Balance: \$362,922

Reserve Fund Cash & Investment Balance: \$200,169

Debt Service Fund Investment Balance: \$143,844

Total Cash and Investment Balances: \$706,935

General Fund Expense Variance: \$205 Under Budget

Tab 8

MINUTES OF MEETING

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, August 2, 2022**, 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
Sara Henk	Board Supervisor, Asst. Secretary
Sarah Nesheiwat	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Vanessa Steinerts	District Counsel, Straley Robin Vericker <i>(via conf. call)</i>
Giacomo Licari	District Engineer, Dewberry Engineering
Jason Liggett	Landscape Inspection Services, Rizzetta & Company Inc. <i>(via conf. call)</i>
Josh Hamilton	Representative, Yellowstone Landscape
Wesley Elias	RASI- Clubhouse Manager
Michael Rodriguez	RASI- Amenities Services Manager
Jason Diogo	Representative, Solitude Aquatics

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

There was a discussion about someone fishing in the pond on Julian Circle and

using CDD easements and pond banks to access. The Board discussed the need to establish a no pond fishing policy. The Board decided to expand on the current Amenities Center policies to include no pond fishing. The Vice Chair indicated that he would work on providing the language for a no long fishing policy and provide it to District Counsel to provide a draft for a no fishing policy for the Board to consider and adopt.

THIRD ORDER OF BUSINESS

Consideration of Yellowstone Quotes

Mr. Hayes provided several Yellowstone quotes for the Boards consideration.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Yellowstone quote #223026 for the front entrance installation at a total cost of \$3,411.58, for the Verandahs Community Development District.

On a Motion by Mr. Haupt, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Yellowstone quote # 223660 at a cost of \$1,218.28, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Asphalt Pavement/Repairs/Call Box and Amenity Center Parking Area Sealing and Re-striping

Mr. Hayes presented three quotes to the Board of Supervisors for their consideration.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the ACPLM proposal for asphalt pavement repairs/call box and Amenity Center parking area and sealing and re-striping at a cost of \$12,963 after District Counsel has prepared the final form agreement and authorize the Chair to execute the agreement, for the Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Third Addendum Contract for Professional Services

The Board discussed the Third Addendum to the Contract for District Management Services.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Rizzetta Third Addendum to the Contract for Professional Services, for the Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the First Addendum
to the Landscape Inspection Services
Contract**

The Board discussed the First Addendum to the Landscape Inspection Services Contract.

On a Motion by Mr. Haupt, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Rizzetta First Addendum to the Landscape Inspection Services Contract, for the Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the First Addendum
to the Amenity Services Contract**

The Board discussed the First Addendum to the Amenity Services Contract.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Rizzetta First Addendum to the Amenity Services Contract, for the Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Mr. Licari provided his written summary report and discussed the re-striping and pavement repair proposals.

C. Landscape & Irrigation

I. Presentation of Landscape Inspection Report and Landscaper Comments

Mr. Liggett presented the Inspection Services Report dated July 15, 2022. He agreed to follow-up with Yellowstone on maintenance items from his report to complete. Mr. Hamilton provided responses to the deficiencies noted in the Landscape Inspection Services Report.

D. High Trim Monthly Report

Mr. Hayes presented this report. The Chair requested that Mr. Hayes communicate with High Trim and let them know that they can access areas that they say they cannot in their report by using access at the end of the dog park in this location.

E. Presentation of Aquatics Report

Mr. Wilt presented this report and Mr. Wilt and Mr. Diogo fielded questions about treatments to select ponds and found out access points to select ponds that they stated were blocked.

F. Clubhouse Manager's Report

Mr. Elias presented the Clubhouse Manager's Report and requested that the Board consider establishing the use of "Square" for residents to provide event deposits and get refunds instead of requesting checks. The Board would need to create a policy for the use of "Square" for event deposits and approve the revision of the event rental agreement to include taking event and charging the residents a convenience fee if they want to provide their deposit this way. If the Board wants to proceed with this, they will need to provide direction to District staff. The District Manager requested that the Clubhouse Manager contact a few other Clubhouse Managers to gather more information about the use of the "Square". Mr. Rodriguez introduced the new Clubhouse Manager to the Board.

G. District Manager

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting would be held on September 6, 2022, at 6:30 p.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669. He informed the Board that he would not be at the September 6, 2022 meeting and his second Chair District Manager Daryl Adams will be covering this for him.

NINTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting Minutes
held on July 5, 2022**

Mr. Hayes presented the July 5, 2022, 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 5, 2022, for the Verandahs Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for June
2022**

Mr. Hayes presented the June 2022 Operations & Maintenance Expenditures to the Board.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

August 2, 2022 Minutes of Meeting

Page 5

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for June 2022 (\$23,166.22), for the Verandahs Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience Comments

The District Manager took a few questions from the Board of Supervisors.

TWELFTH 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 8:17 p.m., for the Verandahs Community Development District.

Secretary/Assistant Secretary

Chair / Vice Chair

Tab 9

The Verandahs Community Development District

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

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

www.verandahscdd.org

Operations and Maintenance Expenditures July 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,558.91**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher & Heather Coleman	002756	061222 Coleman	Refund Of Deposit Of Clubhouse Rental 06/22	\$ 250.00
Crestmark Vendor Finance	20220701-1	122963	Lease 193024-VF000 06/22	\$ 323.75
Dewberry Engineers Inc.	002776	2147484	Engineering Services 06/22	\$ 2,190.00
Dewberry Engineers Inc.	002776	2147486	Engineering Services Storm Water Report 06/22	\$ 510.00
Digital South Communications, Inc.	002761	593515633	Monthly Phone Service 07/22	\$ 41.55
Florida Department of Revenue	002762	61-8018399263-2 06/22	Sales & Use Tax 06/22	\$ 3.60
Frontier Communications of Florida	20220719-1	727-856-7773-073119-5 07/22	Clubhouse Internet & TV 07/22	\$ 318.97
High Trim, LLC	002764	4181	Tree Maintenance 07/22	\$ 2,200.00
Kazars Electric Inc	002769	s9526A	Replaced Fused On Irrigation Pump 07/22	\$ 602.86
Pasco County Utilities Services Branch	002777	16906477	12375 Chenwood Avenue 06/22	\$ 67.07
Rizzetta & Company, Inc.	002757	INV0000069311	District Management Fees 07/22	\$ 4,420.33
Rizzetta & Company, Inc.	002758	INV0000069562	Personnel Reimbursement 06/24/22	\$ 714.65

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	002759	INV0000069580	Mass Mailing-Budget Notices 06/22	\$ 711.63
Rizzetta & Company, Inc.	002770	INV0000069605	Out of Pocket Expenses 06/22	\$ 143.57
Rizzetta & Company, Inc.	002778	INV0000069627	Amenity Management & Oversight Personnel 07/08/22	\$ 2,156.86
Romaner Graphics	002781	21260	Remove Sunken Pavers, Level With Crushed Rock 07/22	\$ 500.00
Sara Henk	002763	SH070522	Board of Supervisors Meeting 07/05/22	\$ 200.00
Sarah Nesheiwat	002767	SN070522	Board of Supervisors Meeting 07/05/22	\$ 200.00
Securiteam Inc	002771	12327062222	Service Call-Change NVR On Pwr Strip 07/22	\$ 150.00
Solitude Lake Management LLC	002779	PI-A00848277	Pond Maintenance 07/22	\$ 1,250.00
Staples	002768	3512059457	Office Supplies 07/22	\$ 162.59
Straley Robin Vericker	002772	21745	Legal Services 06/22	\$ 1,503.00
Suncoast Rust Control, Inc	002773	04743	Chemicals for Rust Prevention 06/22	\$ 1,250.00
Suncoast Sparkling Cleaning Service Inc	002774	316	Clubhouse Cleaning 06/22	\$ 375.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas M May	002765	TM-070522	Board of Supervisors Meeting 07/05/22	\$ 200.00
Tracy E. Mayle	002766	TM070522	Board of Supervisors Meeting 07/05/22	\$ 200.00
Verandahs CDD	CD036	CD036	Debit Card Replenishment	\$ 338.92
Withlacoochee River Electric Cooperative, Inc.	002782	10365384 07/22	Summary Billing 07/22	\$ 4,077.08
Yellowstone Landscape	002760	TM 391908	Irrigation Repair 06/22	\$ 1,723.33
Yellowstone Landscape	002775	TM 399053	Monthly Landscape Maintenance 06/22	\$ 9,319.07
Yellowstone Landscape	002780	TM 399239	Monthly Landscape Maintenance 07/22	\$ 9,070.08
Yellowstone Landscape	002780	TM 403216	Removal Of 5 Holly Trees At Exit Gate 07/22	\$ 1,325.00
Yellowstone Landscape	002780	TM 403217	Removal Of 4 Red Cedar Trees St Exit Gate 07/22	<u>\$ 1,060.00</u>
Report Total				<u>\$ 47,558.91</u>