



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
October 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	Chairperson
	Thomas May	Vice Chairperson
	Tracy Mayle	Assistant Secretary
	Sara Henk	Assistant Secretary
	Sarah Nesheiwat	Assistant 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.

September 26, 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, October 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 ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Meeting held on September 6, 2022.....Tab 1
 - B.** Consideration of Operations & Maintenance Expenditures
For August, 2022Tab 2
 - C.** Ratification of EGIS Insurance ProposalTab 3
- 4 BUSINESS ITEMS**
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer Report.....Tab 4
 - C.** Clubhouse Manager's Report.....Tab 5
 - D.** Landscape and Irrigation
 1. Presentation of Landscape Inspection Report
and Landscape Comments Tab 6
 - E.** Presentation of Aquatic ReportTab 7
 - F.** Presentation of High Trim Report.....Tab 8
 - G.** District Manager ReportTab 9
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,
Lynn Hayes
District Manager

Tab 1

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, September 6, 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, Chairperson
Thomas May	Board Supervisor, Vice Chairperson
Tracy Mayle	Board Supervisor, Assistant Secretary
Sarah Nesheiwat	Board Supervisor, Assistant Secretary
Sara Henk	Board Supervisor, Assistant Secretary
	<i>(arrived at 7:31 p.m.)</i>

Also present were:

Darryl Adams	District Manager, Rizzetta & Company, Inc.
Vanessa Steinerts	District Counsel, Straley Robin Vericker
	<i>(via conference call)</i>
Jason Liggett	Landscape Inspection Services, Rizzetta & Company Inc. <i>(via conference call)</i>
Josh Hamilton	Representative, Yellowstone Landscape
Wesley Elias	RASI- Clubhouse Manager
Michael Rodriguez	RASI- Amenities Services Manager
Jason Diogo	Representative, Solitude Aquatics

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Yellowstone
Landscape Quote No. 241273**

Mr. Adams requested a motion to accept the Yellowstone Quote.

On a Motion by Mr. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Yellowstone Landscape Quote No. 241273, as presented, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of No Fishing Policy

Mr. Adams requested a motion for a public hearing in November regarding the No Fishing Policy and District Amenity Policy.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the motion for a public hearing in November, for the Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report

B. District Engineer
No Report

C. Presentation of Landscape Inspection Services Report and Landscaper Comments
Mr. Liggett and Mr. Hamilton presented the Landscape Inspection Services Report.

C. High Trim Monthly Report
Mr. Liggett presented this report with praise for the exceptional work by High Trim.

D. Presentation of Aquatics Report
Mr. Wilt presented his report.

E. Clubhouse Manager's Report
Mr. Adams and the Board of Supervisors took a moment to welcome Mr. Elias back as Clubhouse Manager. Mr. Elias gave his monthly report to the Board of Supervisors.

F. District Manager

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

Mr. Adams requested a motion to accept the Innersync Studio Ltd/Campus Suites First Amendment Addendum

On a Motion by Ms. Nesheiwat, seconded by Mr. Haupt, with all in favor, the Board of Supervisors accepted the Innersync Studio Ltd/Campus Suites First Amendment Addendum, as presented, for the Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting Minutes
held on August 2, 2022**

Mr. Adams presented the August 2, 2022, Meeting Minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on August 2, 2022, as presented, for the Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for July,
2022**

Mr. Adams presented the July, 2022 Operations & Maintenance Expenditures to the Board of Supervisors.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July, 2022 (\$47,558.91), as presented, for the Verandahs Community Development District.

EIGHTH ORDER OF BUSINESS

No Comments Were Made

Audience Comments

NINTH ORDER OF BUSINESS

Supervisor Requests

Sara Henk

Spoke on behalf of a neighbor with regard to trees over property lines and what are the homeowner's rights and limitations.

Sarah Nesheiwat

Asked the Board of Supervisors about publishing CDD meeting dates on HOA Bulletin Board and Facebook. The Board approved the HOA Board but not Facebook.

TENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors adjourned the meeting at 7:46 p.m., for the Verandahs Community Development District.
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Chairperson/ Vice Chairperson

Secretary/Assistant Secretary

Tab 2

Tab 3



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

The Verandahs Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

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

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

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

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

How are FIA Members Protected?

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

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122104

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$322,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$47,725

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

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

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

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

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

TOTAL PROPERTY PREMIUM

\$4,567

Extensions of Coverage

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

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

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

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

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

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

Cyber Liability sublimit included under POL/EPLI

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



PREMIUM SUMMARY

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

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122104

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$4,567
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,128
Public Officials and Employment Practices Liability	\$2,858
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$11,553

IMPORTANT NOTE

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

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

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

The Verandahs Community Development District

(Name of Local Governmental Entity)

By:

Stanley Haupt
Signature

STANLEY HAUPT
Print Name

Witness By:

Doris Voorhees
Signature

Doris Voorhees
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

By: _____

Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

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

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

<input checked="" type="checkbox"/> Building and Content TIV	\$322,000	As per schedule attached
<input checked="" type="checkbox"/> Inland Marine	\$47,725	As per schedule attached
<input type="checkbox"/> Auto Physical Damage	Not Included	

Signature: Stanley Haupt Date: SEPTEMBER 1, 2022
Name: STANLEY HAUPT
Title: CHAIRMAN



Inland Marine Schedule

The Verandahs Community Development District

Policy No.: 100122104
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1			Rented, borrowed, leased equipment	10/01/2022	\$15,725	\$1,000
	Fitness Equipment - Max Any One Item \$15,000			10/01/2023		
2			Other inland marine	10/01/2022	\$32,000	\$1,000
	Fitness Equipment - Max Any One Item \$15,000			10/01/2023		
				Total	\$47,725	

Sign:

Stanley Haupt

Print Name:

STANLEY HAUPT

Date:

9/1/2022



Property Schedule

Schedule Items Effective As of: 10/01/2022

The Verandahs Community Development District

Policy No.: 100122104
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
1	Clubhouse		2019	10/01/2022	\$322,000		\$322,000	
	12375 Chenwood Avenue Hudson FL 34669		Joisted masonry	10/01/2023				
			Total:	Building Value \$322,000		Contents Value \$0		Insured Value \$322,000

Sign:

Stanley Haupt

Print Name:

STANLEY HAUPT

Date:

9/1/2022

Tab 4

MEMORANDUM

Date: September 19, 2022
To: Verandahs District Manager, CDD Boards
From: Giacomo Licari, PE, District Engineer
Subject: Verandahs CDD – Engineers Report – October 4 Board Meeting

Report:

- 1. Operations:**
 - a. None currently.
- 2. Construction Issue:**
 - a. Discussion of the completed Club House Restriping and Call Box Pavement Repair jobs.
- 3. Overall Permit Issues:**
 - a. None currently.
- 4. Ongoing Issue:**
 - a. None currently.

Distribution List:
CDD Boards

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Dewberry Engineers Inc. | 813.225.1325
1000 North Ashley Drive, Suite 801 | 813.225.1385 fax
Tampa, FL 33602 | www.dewberry.com

September 30, 2022

Verandahs Community Development District

5844 Old Pasco Road Ste. 100

Wesley Chapel FL 33544

RE: Verandahs Community

Dear Board Members,

On September 30, 2022 3 Dewberry performed a site inspection of recent project completed at the Verandahs Community Building parking area and the entrance call box travel lane. The projects consisted of paving sealing and restriping of the Community building pool area parking lot area, and the asphalt repaving of an area of approximate 720 sf located on the left lane, of the entrance road, by the entrance call box.

The visual inspection of the work performed by ACPLM appears to be in accordance with the projects exhibits provided to the contractor. The contractor provided with a field density report for the base material installed below the asphalt pavement, the test satisfies the minimum compaction density as required.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Licari", is written over a faint, light blue circular stamp.

Giacomo Licari, PE
Senior Project Manager
Dewberry Engineers Inc.

VERANDAHS SITE VISIT (09-23-22)



Call Box Asphalt Repair (looking north)



Call Box Asphalt Repair (looking south)



ADA space in front of Amenity Building



Parking Lot / Driveway



Stop Bar at west entrance



Stop Bar at east entrance



Professional Service Industries, Inc.
16550 Scheer Blvd, Suite 1
Hudson, FL 34667
Eng Certificate Of Authorization 3684
Phone: (727) 868-9526
Fax: (727) 868-0094

Report No: FDR:03902162-2

Issue No: 1

Field Density Test Report

These test results apply only to the specific locations and materials noted and may not represent any other locations or elevations. This report may not be reproduced, except in full, without written permission by Professional Service Industries, Inc. If a non-compliance appears on this report, to the extent that the reported non-compliance impacts the project, the resolution is outside the PSI scope of engagement.

Client: ACPLM
5121 EHRlich ROAD, SUITE 107A
TAMPA, FL 33624
CC: LANCE REED

Project: THE VERANDAS
HUDSON, FL

Approved Signatory: Carrie Harkin (Project Manager)
Date of Issue: 9/7/2022

Testing Details

Tested By:	William Morrison	Date Tested:	8/31/2022
Field Methods:	ASTM D 6938		
Gauge Make/Model:	Troxler	Test Mode:	Direct Transmission
Standard Count: Density:	1981	Serial Number:	36461
Standard Count: Moisture:	662	Weather:	Clear

Proctor Information

Sample ID	Material	Method	MDD (lb/ft ³)	OMC (%)
03902162-1-S1		AASHTO T 180 (A)	124.0	9.7

Test Results

Test No.	Method	Proctor Sample ID	Probe Depth (in.)	Wet Density (lb/ft ³)	Moisture Content (%)	OMC Var	Dry Density (lb/ft ³)	Comp (%)	Comp Spec (%)	Results
1	D 6938	03902162-1-S1	12	131.8	11.7	+2.0	118.0	95.2	≥98	B

Location

General Location: ROAD PATCH CRUSHED CONCRETE BASE AT ENTRY GATE PANEL

Test No.	Location	Lift	Test Elev/Depth	Material/Layer
1	18' S. & 7' E. OF ENTRY GATE PANEL, 7" THICK	1	0-6"	Base Course

Comments

Legend

OMC = Optimum Moisture Content
MDD = Maximum Dry Density
B = COMPACTION PERCENTAGE DOES NOT COMPLY WITH SPECIFICATIONS



PURCHASE ORDER

SELLER: PSI
ADDRESS: 16550 Scheer Blvd. Suite 1
Hudson, FL 34667

PSI PROJECT NO.: 03902162

PSI PROJECT: Verahdahs

ORDER DATE: 8/23/22

DUE DATE _____

DESCRIPTION OF SERVICES	UNIT PRICE	QUANTITY	TOTAL
Technician Time	48.00	8 est	384.00
LBR Testing	300.00	1	300.00
Field Density Testing	15.00	4	60.00
Project Management	95.00	2	190.00
Project Set Up	100.00	1	100.00

Special Instructions:

Pickup base sample at Clearwater Pit (JVS Clearwater - 3801 118th Ave N)

Perform density testing on site (12321 Chenwood Ave) Monday 8/9

Min 4 hrs per trip, if additional testing is required or time is incurred will be billed at rate above

SUBJECT TO ATTACHED TERMS & CONDITIONS

Professional Service Industries, Inc. (PSI)

Carrie E. Harkin
(Signature)

Project Specialist
(Name/Title)

ACPLM Inc.
(Subcontractor Company Name)

Jim Fernandez
(Signature)

Jim Fernandez V.P.
(Name/Title)

GENERAL CONDITIONS - FLORIDA

1. **PARTIES AND SCOPE OF WORK:** Professional Service Industries Inc. ("PSI") shall include said company or its particular division, subsidiary or affiliate performing the work. "Work" means the specific service to be performed by PSI as set forth in PSI's proposal, Client's acceptance thereof and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by PSI. If Client is ordering the work on behalf of another, Client represents and warrants that it is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of PSI's work. PSI shall have no duty or obligation to any third party greater than that set forth in PSI's proposal, Client's acceptance thereof and these General Conditions. The ordering of work from PSI, or the reliance on any of PSI's work, shall constitute acceptance of the terms of PSI's proposal and these General Conditions, regardless of the terms of any subsequently issued document.
2. **TESTS AND INSPECTIONS:** Client shall cause all tests and inspections of the site, materials and work performed by PSI or others to be timely and properly performed in accordance with the plans, specifications and contract documents and PSI's recommendations. No claims for loss, damage or injury shall be brought against PSI by Client or any third party unless all tests and inspections have been so performed and unless PSI's recommendations have been followed. Client agrees to indemnify, defend and hold PSI, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or PSI's recommendations are not so followed.
3. **PREVAILING WAGES:** This proposal specifically excludes compliance with any project labor agreement, labor agreement, or other union or apprenticeship requirements. ~~In addition, unless explicitly agreed to in the body of this proposal, this proposal specifically excludes compliance with any state or federal prevailing wage law or associated requirements, including the Davis Bacon Act.~~ It is agreed that no applicable prevailing wage classification or wage rate has been provided to PSI, and that all wages and cost estimates contained herein are based solely upon standard, non-prevailing wage rates. Should it later be determined by the Owner or any applicable agency that in fact prevailing wage applies, then it is agreed that the contract value of this agreement shall be equitably adjusted to account for such changed circumstance. Client will reimburse, defend, indemnify and hold harmless PSI from and against any liability resulting from a subsequent determination that prevailing wage regulations cover the Project, including all costs, fines and attorney's fees.
4. **SCHEDULING OF WORK:** The services set forth in PSI's proposal and Client's acceptance will be accomplished by PSI personnel at the prices quoted. If PSI is required to delay commencement of the work or if, upon embarking upon its work, PSI is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of PSI, additional charges will be applicable and payable by Client.
5. **ACCESS TO SITE:** Client will arrange and provide such access to the site and work as is necessary for PSI to perform the work. PSI shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment.
6. **CLIENT'S DUTY TO NOTIFY ENGINEER:** Client warrants that it has advised PSI of any known or suspected hazardous materials, utility lines and pollutants at any site at which PSI is to do work, and unless PSI has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to defend, indemnify and save PSI harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to PSI's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to PSI by Client.
7. **RESPONSIBILITY:** PSI's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. PSI shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. PSI's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Client agrees that it shall require subrogation to be waived against PSI and for PSI to be added as an Additional Insured on all policies of insurance, including any policies required of Client's contractors or subcontractors, covering any construction or development activities to be performed on the project site. PSI has no right or duty to stop the contractor's work.
8. **SAMPLE DISPOSAL:** Test specimens will be disposed immediately upon completion of the test. All drilling samples will be disposed sixty (60) days after submission of PSI's report.
9. **PAYMENT:** The quantities and fees provided in this proposal are PSI's estimate based on information provided by Client and PSI's experience on similar projects. The actual total amount due to PSI shall be based on the actual final quantities provided by PSI at the unit rates provided herein. Where Client directs or requests additional work beyond the contract price it will be deemed a change order and PSI will be paid according to the fee schedule. Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay PSI's cost of collection of all amounts due and unpaid after thirty (30) days, including court costs and reasonable attorney's fees. PSI shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, any provision wherein PSI waives any rights to a mechanics' lien, or any provision conditioning PSI's right to receive payment for its work upon payment to Client by any third party. These General Conditions are notice, where required, that PSI shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of PSI from any and all claims which Client may have, whether in tort, contract or otherwise, and whether known or unknown at the time.

GENERAL CONDITIONS - FLORIDA

10. ALLOCATION OF RISK, LIMITATION OF LIABILITY, AND RELEASE OF INDIVIDUAL EMPLOYEES AND AGENTS: PURSUANT TO FLORIDA STATUTE § 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF PSI MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SHOULD PSI OR ANY OF ITS EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON PSI'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF PSI, ITS OFFICERS, EMPLOYEES AND AGENTS SHALL BE LIMITED TO \$25,000.00 OR THE TOTAL AMOUNT OF THE FEE PAID TO PSI FOR ITS WORK PERFORMED ON THE PROJECT, WHICHEVER AMOUNT IS GREATER. IN THE EVENT CLIENT IS UNWILLING OR UNABLE TO LIMIT PSI'S LIABILITY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THIS PARAGRAPH, CLIENT MAY, UPON WRITTEN REQUEST OF CLIENT RECEIVED WITHIN FIVE DAYS OF CLIENT'S ACCEPTANCE HEREOF, INCREASE THE LIMIT OF PSI'S LIABILITY TO \$250,000.00 OR THE AMOUNT OF PSI'S FEE PAID TO PSI FOR ITS WORK ON THE PROJECT, WHICHEVER IS THE GREATER, BY AGREEING TO PAY PSI A SUM EQUIVALENT TO AN ADDITIONAL AMOUNT OF 5% OF THE TOTAL FEE TO BE CHARGED FOR PSI'S SERVICES. THIS CHARGE IS NOT TO BE CONSTRUED AS BEING A CHARGE FOR INSURANCE OF ANY TYPE, BUT IS INCREASED CONSIDERATION FOR THE GREATER LIABILITY INVOLVED. IN ANY EVENT, ATTORNEY'S FEES EXPENDED BY PSI IN CONNECTION WITH ANY CLAIM SHALL REDUCE THE AMOUNT AVAILABLE, AND ONLY ONE SUCH AMOUNT WILL APPLY TO ANY PROJECT.

NEITHER PARTY SHALL BE LIABLE TO THE OTHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND BREACH OF STATUTORY DUTY) OR OTHERWISE FOR LOSS OF PROFIT (WHETHER DIRECT OR INDIRECT) OR FOR ANY INDIRECT, CONSEQUENTIAL, PUNITIVE, OR SPECIAL LOSS OR DAMAGE, INCLUDING WITHOUT LIMITATION LOSS OF PROFITS, REVENUE, BUSINESS, OR ANTICIPATED SAVINGS (EVEN WHEN ADVISED OF THEIR POSSIBILITY).

NO ACTION OR CLAIM, WHETHER IN TORT, CONTRACT, OR OTHERWISE, MAY BE BROUGHT AGAINST PSI, ARISING FROM OR RELATED TO PSI'S WORK, MORE THAN TWO YEARS AFTER THE CESSATION OF PSI'S WORK HEREUNDER, REGARDLESS OF THE DATE OF DISCOVERY OF SUCH CLAIM.

11. **INDEMNITY:** Subject to the above limitations, PSI agrees not to defend but to indemnify and hold Client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs to the extent arising out of PSI's negligence as finally determined by a court of law. Client shall provide the same protection to the extent of its negligence. In the event that Client or Client's principal shall bring any suit, cause of action, claim or counterclaim against PSI, the Client and the party initiating such action shall pay to PSI the costs and expenses incurred by PSI to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that PSI shall prevail in such suit.
12. **TERMINATION:** This Agreement may be terminated by either party upon seven days' prior written notice. In the event of termination, PSI shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses.
13. **EMPLOYEES/WITNESS FEES:** PSI's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay PSI's legal expenses, administrative costs and fees pursuant to PSI's then current fee schedule for PSI to respond to any subpoena. For a period of one year after the completion of any work performed under this agreement, Client agrees not to solicit, recruit, or hire any PSI employee or person who has been employed by PSI within the previous twelve months. In the event Client desires to hire such an individual, Client agrees that it shall seek the written consent of PSI, and shall pay PSI an amount equal to one-half of the employee's annualized salary, without PSI waiving other remedies it may have.
14. **FIDUCIARY:** PSI is not a financial advisor, does not provide financial advice or analysis of any kind, and nothing in our reports can create a fiduciary relationship between PSI and any other party.
15. **RECORDING:** Photographs or video recordings of the Client's own project may be taken by and used for the Client's own internal purposes. Photographs or video recordings may not be used for marketing or publicity, or distributed to a third party or otherwise published without PSI's prior review and consent in writing. Taking photographs of other Clients' samples, test setups, or facilities, or recording in any manner any test specimen other than the test specimen related to the Client's project is prohibited; and the Client agrees to hold in strict confidence and not use any proprietary information disclosed either advertently or inadvertently. The Client shall defend, hold harmless, and indemnify PSI for any breach of this clause.
16. **CHOICE OF LAW AND EXCLUSIVE VENUE:** All claims or disputes arising or relating to this agreement shall be governed by, construed, and enforced in accordance with the laws of Illinois. The exclusive venue for all actions or proceedings arising in connection with this agreement shall be either the Circuit Court in Cook County, Illinois, or the Federal Court for the Northern District of Illinois.
17. **PROVISIONS SEVERABLE:** The parties have entered into this agreement in good faith, and it is the specific intent of the parties that the terms of these General Conditions be enforced as written. In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.
18. **ENTIRE AGREEMENT:** This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

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ACPLM, Inc. – Change Order #1

Asphalt & Concrete Parking Lot Maintenance

August 24, 2022

P.O. Box 6412

Sun City Center, FL 33571

Ph. – 813 633-0548

Fax – 813 634-2686

Contact

Lynn Hayes

Phone: 813 994-1001 (8024)

LHayes@rizzetta.com

Customer

The Verandahs CDD

c/o Rizzetta & Company

3434 Colwell Ave, Suite 200

Tampa, FL 33614

Job

The Verandahs CDD

12375 Chenwood Avenue

Hudson, FL 34669

ACPLM, Inc. Proposal #14232722

Description of Change (s):

- Density and proctor testing on base material performed by PSI / Intertek
- One Additional mobilization due to having to have the base tested.

Original Contract Amount \$12,963.00

Sum of Previous Charges \$0.00

This Change Order Amount \$4,979.00

Present Agreement Amount \$17,942.00

ACPLM, Inc. Authorized Signature _____

Lance Reed

Lance Reed

Cell: 813 992-6440 lreed@acplm.net

Please advise if there are any questions or if the information is incorrect. Please sign and return to ACPLM, Inc.

Customer's Signature _____

Date of Acceptance _____



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619

Tab 5

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

**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 6

THE VERANDAHS

FIELD INSPECTION REPORT



September 15, 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. This item is now 60 days. Please provide a date on when this will be completed.**
- ❖ Make sure during the trimming at the main entrance both sides are being done up to a certain point.

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 get with onsite maintenance to access the pool pump area and get the area sprayed. I noticed there is a lock to the area.(Pic 1) **This will be completed Oct. 3 visit**



5. Provide the district a price to replace the damaged viburnum hedge around the pool area. This will need to be a 7-gallon plant.(Pic 5) **This had been Proposed and Approved**



2. Remove the vines growing on the black railing fence around the perimeter of the pool and in the viburnum hedge.
This will be completed Oct. 3 visit
3. Make sure during weekly service visits we are hard edging the Jasmine Minima beds inside of the pool area.
this will be performed moving forward
4. Remove the weeds in the Jasmine minima bed inside of the pool area on the southeast side.
This will be completed Oct. 3 visit

9. **Lift the Cypress Trees and any other trees that need it behind 12628 White Bluff Road along the pond bank.****This was completed 9-23-22**

9. **Make sure during pond mowing we are string trimming around trees. During my inspection there was very tall grass around the trees.(Pic 12 Next page)**
This was relayed to crew leader and will be taken care of Moving forward each service.

10. During my inspection, the Viburnum on the Blvd. needed trimming. Are we getting these trimmed on a good rotation?

We have started trimming these and will get completed. They are on a rotation. The rain set us back on the rotation, but we will get it caught up.



Rizzetta & Company
Professionals in Community Management

CHENWOOD AVENUE



13. Lift the trees behind 12615 Chenwood Avenue around the pond bank. These need to be at 10 feet. (Pic 13) This was completed Sept. 23.



14. Treat the dollar weeds in the center island just past the entrance gate.
This will be Treated Oct 3 Visit
15. Lift the trees around the pond bank at 12816 Saulston Place. This was completed Sept. 23



Tab 7

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)

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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

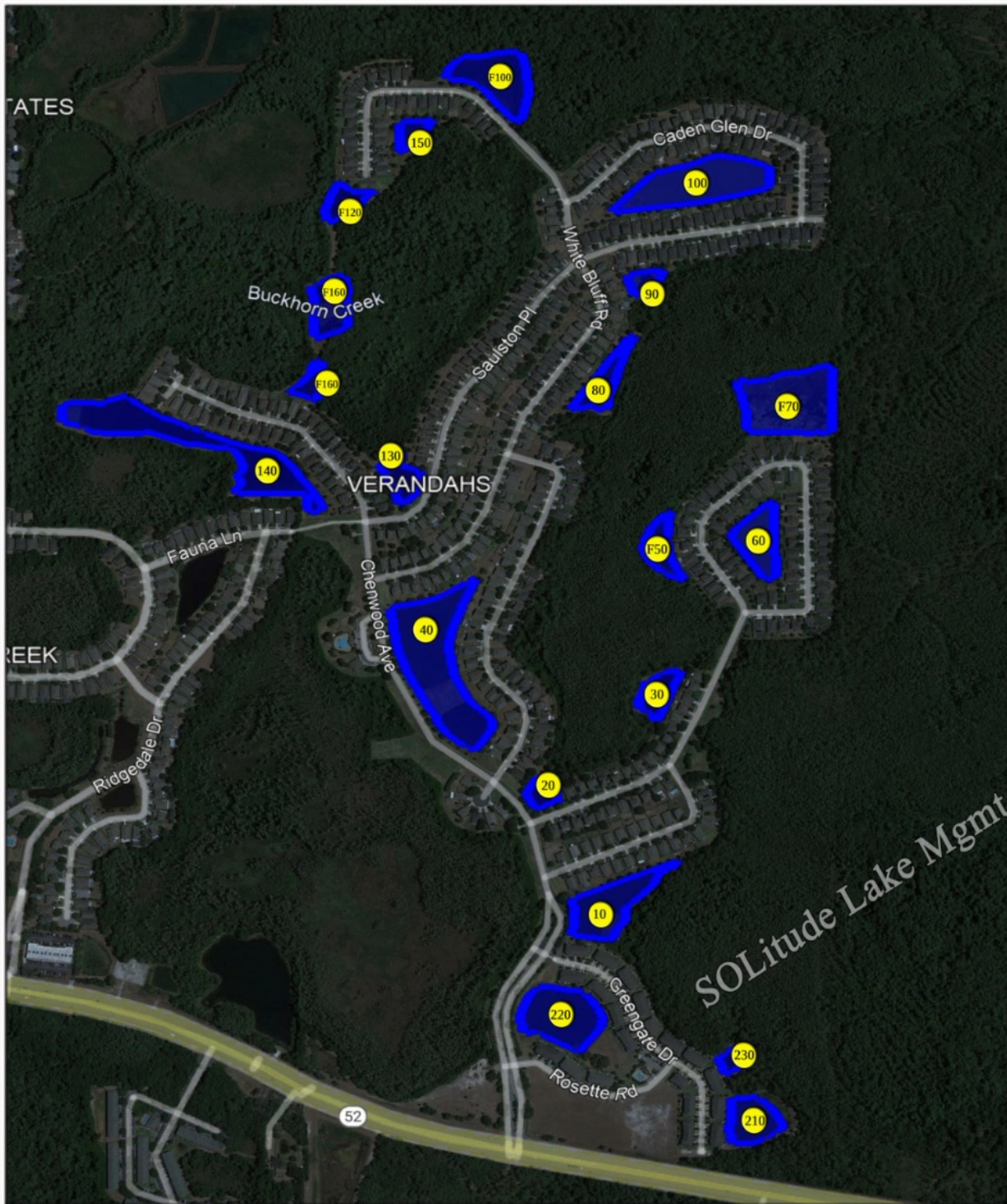
Thanks for choosing Solitude Lake Management!

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

Tab 8



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 highlighted areas on the map below on 9/13/2022.



Thank you,
Kristina Nordman
Office Assistant

Tab 9



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