



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
May 2, 2023**

**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	Assistant Secretary
	Sara Henk	Assistant Secretary
	Sarah Nesheiwat	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Giacomo Licari	Dewberry Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

April 26, 2023

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

REVISED AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, May 2, 2023, at 6:30 p.m.** at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson. The following is the final agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON ITEMS ON AGENDA**
- 3. STAFF REPORTS**
 - A. Solitude**
 1. Review of Aquatics Inspection Report Tab 1
 2. Discussion on the Water Testing
 - B. Landscape Inspection Specialist**
 1. Review of Landscape Inspection Report..... Tab 2
 - C. Yellowstone**
 1. Review of Landscape Comments **(Under Separate Cover)**
 2. Consideration of Monument Landscape Rejuvenation Options Proposal Tab 3
 3. Consideration of Sod Installation Proposal Tab 4
 3. Consideration of Two Trees at the Exit Replacement Proposal **(Under Separate Cover)**
 - D. Hi Trim**
 1. Review of Hi Trim Report..... Tab 5
 - E. District Counsel**
 - F. District Engineer**
 - G. District Clubhouse Manager**
 1. Review of Clubhouse Manager Report Tab 6
 - H. District Manager**
 1. Review the Website Audit..... Tab 7
- 4. BUSINESS ITEMS**
 - A. Presentation of FY 2023-2024 Proposed Budget (Under Separate Cover)**
 1. Consideration of Resolution 2023-01, Approving FY 2023-2024 Proposed Budget & Setting Public Hearing Tab 8
 - B. Consideration of Resolution 2023-04 Tab 9**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 4, 2023..... Tab 10**
 - B. Consideration of Operations & Maintenance Expenditures for March 2023 Tab 11**
- 6. AUDIENCE COMMENTS ON OTHER ITEMS**

7. SUPERVISOR REQUESTS
8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Matt Huber at mhuber@rizzetta.com.

Sincerely,

Matt Huber

Matt Huber
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Verandahs Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-04-20

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

PONDS 140, 130, 80 _____ 3

PONDS 90, 100, F100 _____ 4

PONDS 150, F120, F16 _____ 5

PONDS F160b _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 6, 7

SITE MAP _____ 8

140

Comments:

Treatment in progress

Site was recently re-treated for submersed Slender Spikerush. The first treatments have reduced the population significantly, but more are necessary to achieve desired results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



130

Comments:

Treatment in progress

Site was recently re-treated for submersed Slender Spikerush. New growth was noted along the perimeter. Expect 4-6 weeks for results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



80

Comments:

Normal growth observed

Minor sub-surface algae sprouting along shallow perimeter. Treatment was applied at the time of inspection. Expect 7-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



90

Comments:

Normal growth observed
Water very low. Minor patches of algae along perimeter. Treatment was applied at the time of inspection. Expect 7-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



100

Comments:

Normal growth observed
Minor shoreline weed growth on exposed banks. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



F100

Comments:

Normal growth observed
Minor shoreline weed growth on exposed banks. Open water looks excellent.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 150

Comments:

Normal growth observed
Water level is extremely low.
Moderate algae in windswept cove and minor shoreline weeds were treated at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: F120

Comments:

Treatment in progress
Submersed Slender Spikerush can be seen decaying along the perimeter from March treatment. Expect 2-4 more weeks for complete results.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: F160a

Comments:

Normal growth observed
Minor algae developing along shallow perimeter. Treatment was applied at the time of inspection. Expect 7-14 days for results.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: F160b

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Management Summary

Overall, the sites in this month's inspection are doing well with only minor issues observed. All have been treated and we can expect to see results in the coming weeks.

Water levels are extremely low throughout the neighborhood. They'll continue drop even further until seasonal rains begin. During this period it's normal to see above average growth. The shallow water creates higher water temps and allows more sunlight to reach the bottom. This in turn fuels algal activity and submersed weed growth.

Because of these extremely low water levels, we have to be very careful with our chemical applications. The lower volume of water means we cannot treat as aggressively as usual. We must maintain adequate, chemical free space for fish and wildlife. If any sites begin to develop heavy growth, we'll have to treat them in sections spaced 2 weeks apart.

Fell free to reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

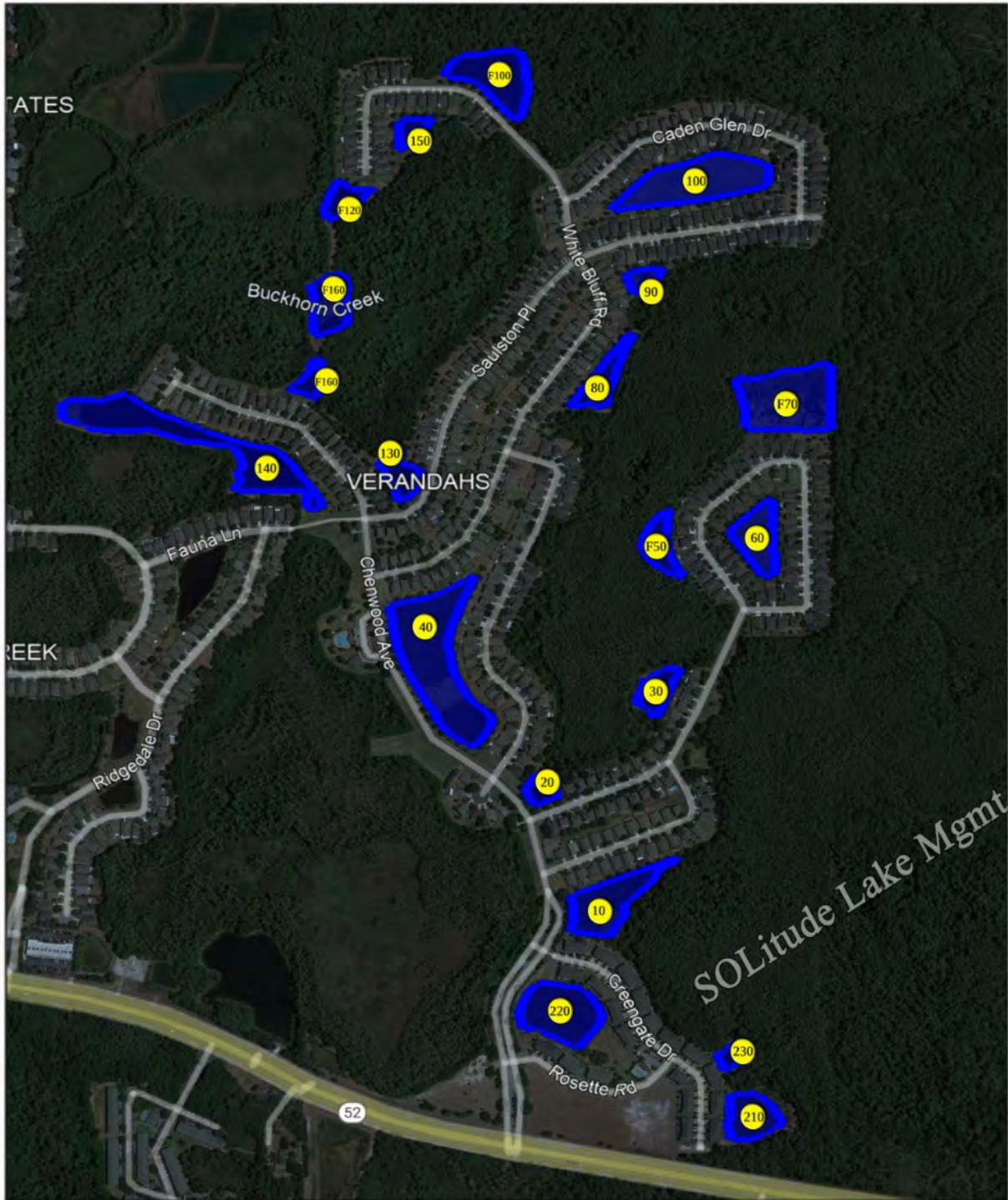
Site	Comments	Target	Action Required
140	Treatment in progress	Submersed vegetation	Routine maintenance next visit
130	Treatment in progress	Submersed vegetation	Routine maintenance next visit
80	Normal growth observed	Sub-surface algae	Routine maintenance next visit
90	Normal growth observed	Surface algae	Routine maintenance next visit
100	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F100	Normal growth observed	Shoreline weeds	Routine maintenance next visit
150	Normal growth observed	Surface algae	Routine maintenance next visit
F120	Treatment in progress	Submersed vegetation	Routine maintenance next visit
F160a	Normal growth observed	Surface algae	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 2

THE VERANDAHS

FIELD INSPECTION REPORT



April 25, 2023
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Make sure that we are getting proper irrigation coverage throughout the district.
- ❖ Treat the turf weeds in irrigated turf stands throughout the district.

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. Eradicate the weeds from the annual beds throughout the district make sure the crews are doing this during every service visit. (Pic 1)



5. Diagnose and treat the browning in the saint Augustine on the inbound side before you get to Royston bend.
6. Treat the turf weeds throughout the Saint Augustine on both side of chenwood ave. During my inspection they are noticeably getting worse.
7. Diagnose and treat the hot spotting around the amenity center. Make sure we are getting proper coverage. (Pic 7 Next Page)
8. Remove the tall weeds under the drake elms at the clubhouse.

2. Remove the weeds from the center island where the plant material was removed this needs to be completed during every visit to keep this area looking clean. (Pic 2)
3. During my inspection I noticed that we have started to trim half of the blvd again. We need to make sure that we are trimming both side up to a point. We should never have one side trimmed and the other not trimmed.

4. **Cutback the Jetropha in the center island just inside of the gate on chenwood ave.**



CHENWOOD AVENUE



9. Treat the ant mounds throughout chenwood ave. once eradicated rake down the mounds.
10. Check the brown patching in the district for chinch bugs with the dry weather we want to ensure they are not active.
11. Treat the turf weeds throughout the southbridge terrace common area
12. Ensure that we are getting proper irrigation coverage in the southbridge terrace common area tract.
13. Treat the turf weeds throughout the royston bend common area tract
14. Check the irrigation in the saulston place common area before chenwood ave. Ensure that we don't have active chinch bugs in this area.



Tab 3



Proposal #306025

Date: 04/25/2023

From: Josh Hamilton

Proposal For

The Verandahs CDD

c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

main: 904-436-6270
mobile:
sloadholtz@rizzetta.com

Location

13729 Royston Bend
Hudson, FL 34669

Property Name: The Verandahs CDD

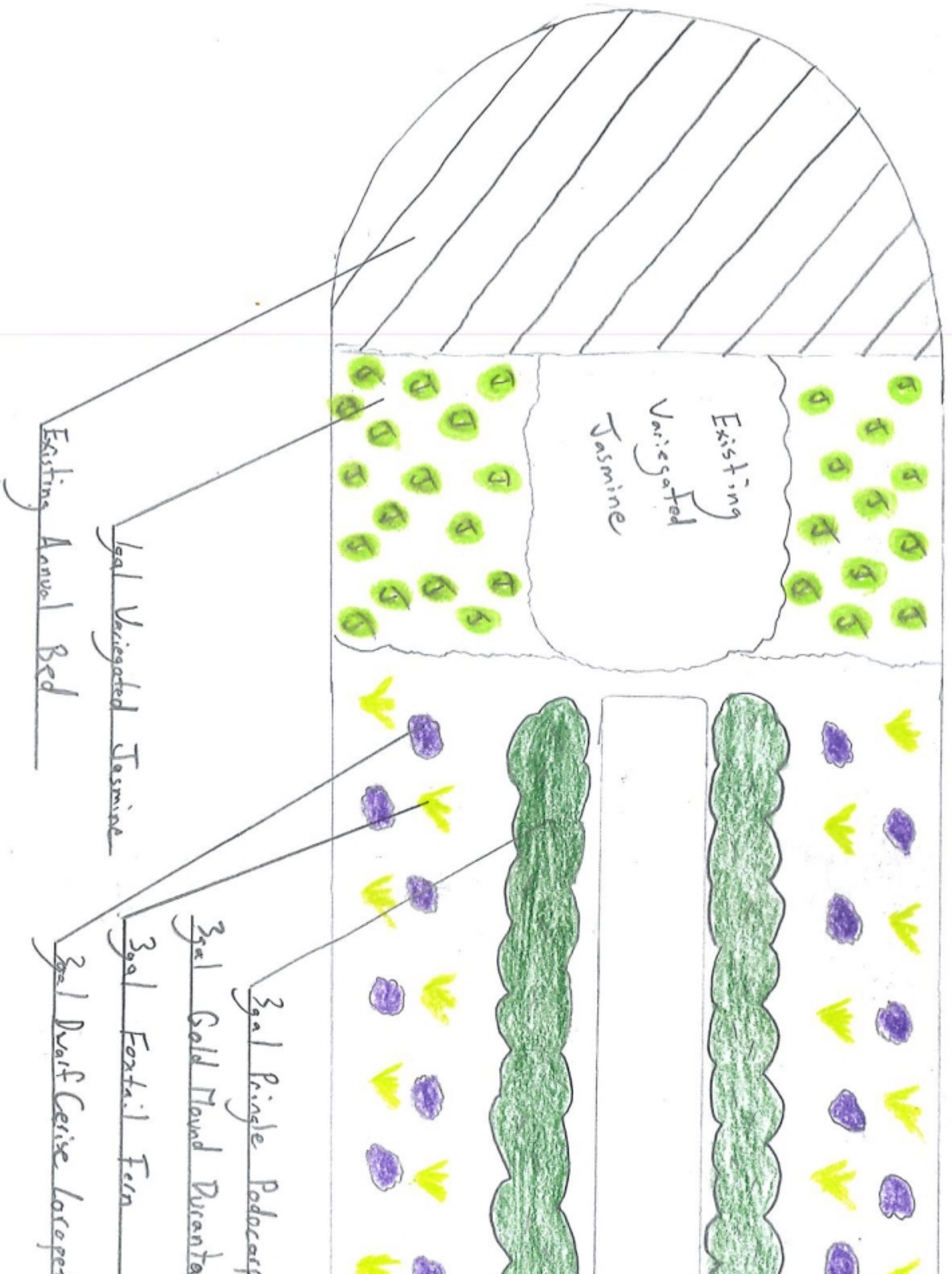
Entrance Sign Re-Landscape

Terms: Net 30

We Propose to Install the following landscape at the front entrance. After installation we will check to ensure there is complete coverage to all new plant material. We will reuse the existing Coco Mulch.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation Labor	15.00	\$65.00	\$975.00
3gal Pringle Podocarpus	30.00	\$17.50	\$525.00
3gal Dwarf Cerise Loropetalum	28.00	\$44.00	\$1,232.00
3gal Foxtail Fern	28.00	\$17.50	\$490.00
3gal Gold Mound Duranta	7.00	\$17.50	\$122.50
1gal Variegated Jasmine	40.00	\$10.75	\$430.00

Client Notes

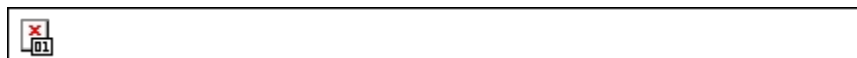




Dwarf Cerise Loropetalum



"Pringle" Podocarpus



Foxtail Fern

Signature

x

SUBTOTAL	\$3,774.50
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SALES TAX	\$0.00
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TOTAL	\$3,774.50
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Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com

Title: _____

Date: _____

Tab 4



Proposal #306063

Date: 04/25/2023

From: Josh Hamilton

Proposal For

The Verandahs CDD

c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

main: 904-436-6270
mobile:
sloadholtz@rizzetta.com

Location

13729 Royston Bend
Hudson, FL 34669

Property Name: The Verandahs CDD

Sod Installation

Terms: Net 30

We Propose to remove weeds and dead grass in center island Infront of clubhouse. It totals to 6,700 sq ft of St Augustine Sod to install.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sod Installation	6700.00	\$1.30	\$8,719.38

Client Notes

Signature

x

SUBTOTAL	\$8,719.38
SALES TAX	\$0.00
TOTAL	\$8,719.38

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 5

HIGH TRIM

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

To whom it may concern

High Trim performed the monthly trimming and bushhogging on the marked sections below on 5.11.23.



Thank you,
Kristina Nordman
Office Assistant

Tab 6

Operations Report – April 2023

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

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

- 4/3/2023: Womens church group
- 4/8/2023: Tomsa Bridal Shower
- 4/12/2023: Hilliard Graduation party
- 4/15/2023: Pellegrino party
- 4/17/2023: CCR Meeting
- 4/18/2023: ACC MEETING
- 4/25/2023: SFH HOA
- 4/27/2023: TH HOA

Resident Payment Log

- 4/8/2023: Clubhouse rental Deposit (6/3/23 Williams) \$250.00
- 4/12/2023: Clubhouse rental Deposit (7/2/2023 Sarca)\$250.00
- 4/13/2023: Clubhouse rental Deposit(5/13/2023 Guida/Duwa)\$250.00



Rizzetta & Company

- 4/13/2023: Replacement Access Card Fee (Hanna) 30.00

Debit Card Reimbursement log

- Amazon Monthly Subscription: 14.99
- Zogics: 136.91

Suggestions/Concerns



Rizzetta & Company

Tab 7



Quarterly Compliance Audit Report

The Verandahs

Date: April 2023 - 1st Quarter
Prepared for: Scott Brizendine
Developer: Rizzetta
Insurance agency:



Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

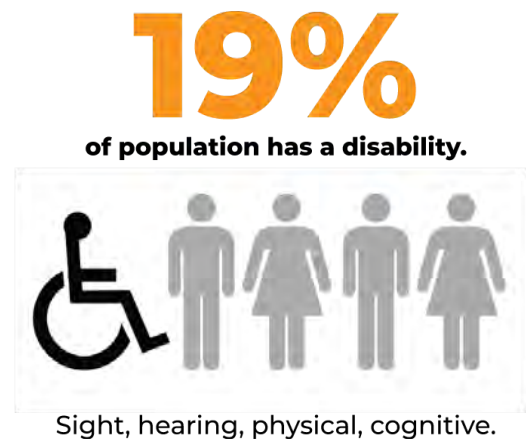
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

RESOLUTION 2023-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Verandahs Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 1, 2023

HOUR: 6:30 p.m.

LOCATION: The Verandahs Ameity Center
12375 Chenwood Avenue
Hudson, FL 34669

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 2, 2023.

Attest:

**The Verandahs Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

Tab 9

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT APPOINTING ASSISTANT SECRETARIES OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Verandahs Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint two Assistant Secretaries.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Matt Huber is appointed as Assistant Secretary.

Section 2. Sean Craft is appointed as Assistant Secretary.

Section 3. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1 and Section 2.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF MAY 2023.

**THE VERANDAHS COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Tab 10

MINUTES OF MEETING

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, April 4, 2023 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, Assistant Secretary
Sarah Nesheiwat	Board Supervisor, Assistant Secretary

Also Present Were:

Matt Huber	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
Giacomo Licari	District Engineer, Dewberry Engineering
Wesley Elias	Clubhouse Manager
Josh Hamilton	Yellowstone Landscape

Audience	Present
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FIRST ORDER OF BUSINESS Call To Order

Mr. Huber called the meeting to order and conducted the roll call, confirming a quorum for the meeting at approximately 6:30 p.m.

SECOND ORDER OF BUSINESS Audience Comments

A resident commented to the Board about the need for mulching in the landscaping at the front entrance.

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THIRD ORDER OF BUSINESS

Business Items

A. YouTube TV Agreement

The Board reviewed the agreement and had a brief discussion. Frontier is no longer available, and the charge was \$199 not \$99. A statement was made that the phone was never installed in the clubhouse. They do not have a current streaming service provided. An IP address is required for the remote access and extra security. Mr. Haupt believes the \$199 was a typo in the billing.

On a motion by Mr. Haupt and seconded by Mr. May, with all in favor, the Board of Supervisors, approved the proposal for the YouTube Agreement, as presented, for The Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

Staff Report

A. District Counsel

Ms. Hopkinson introduced herself and the new District Counsel.

B. District Engineer

Mr. Licari provided an update on the light pole agreement. Ms. Hopkinson will need to follow up on this. Once this the work is scheduled Mr. Haupt with monitor their work.

C. Presentation of Landscape Specialist Inspection Report

The Board had a brief discussion about the Crepe Myrtles. Ms. Nesheiwat questioned whether they have or when they would be trimmed. It was noted that this is not part of the contract to trim them. Mr. Haupt suggested checking back on them in 4-6 weeks and deciding then if they need to be trimmed in the fall/ wintertime. The Board will decide at the July 11, 2023 meeting. It was requested that Yellowstone provide proposals with multiple options for the May 2, 2023 meeting, for monument landscape rejuvenation, and two trees at the exit need to be replaced on the right side.

D. Presentation of Landscaper Comments

Mr. Hamilton had nothing to report to the Board.

E. Presentation of Hi-Trim Report

The Board reviewed the report and did not have any questions at this time.

F. Presentation of Aquatics Report

The Board said thank you for taking care of Pond #60. There were three dead fish. They questioned if a water column should be sampled from the pond if the issue continues. The Board has requested Solitude Aquatics to provide a proposal for the water testing for the May 2, 2023 meeting.

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G. Clubhouse Manager’s Report

The Board had a brief discussion about the weekly cleaning schedule and if they should have it cleaned more often. They agreed that the cleaning crew does a deep clean on Mondays and it is sufficient.

H. District Manager’s Report

Mr. Huber reminded the Board the next meeting is scheduled for May 2, 2023 at 6:30pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

The Board had a brief discussion about the leave trimming in the budget. They would like to keep the budget as it is for the next one to two years. They are requesting to review the budget at the May 2, 2023 meeting and would like a proposal for the reserve study.

Mr. Huber requested both himself and Mr. Craft be listed as Assistant Secretaries.

On a motion by Mr. Haupt and seconded by Mr. May, with all in favor, the Board of Supervisors approved listing Mr. Huber and Mr. Craft as Assistant Secretaries, as presented, for The Verandahs Community Development District.	107 108 109 110
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FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held March 7, 2023

On a motion by Mr. Haupt and seconded by Ms. Mayle, with all in favor, the Board of Supervisors, approved the Minutes of the Board of Supervisors Regular Meeting held on March 7, 2023, as presented, for The Verandahs Community Development District.
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SIXTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for February 2023

The Board reviewed the expenditures totaling \$35,461.16 and questioned why December invoices are showing up on the expenditures now and what date the bills were paid on. Mr. Huber will investigate these issues.

On a motion by Mr. May and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for February 2023 (\$35,461.16) as presented, for The Verandahs Community Development District.	123 124 125 126
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SEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Haupt noted that Yellowstone fixed a broken pipe on the playground this morning and will investigate further about the water bubbling up in the playground. This will be billed to the HOA.

Ms. Mayle noted that there appears to be a grave in the woods. Mr. May will inspect the area.

The Board briefly discussed residents using fireworks and the health of the ponds. It was stated that there is nothing the Board can do about this matter.

EIGHTH ORDER OF BUSINESS Adjournment

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

On a motion by Mr. Haupt and seconded by Ms. Mayle, with all in favor, the Board of Supervisors, adjourned the meeting at 7:38 p.m., for The Verandahs Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 11

The Verandahs Community Development District

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

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

www.verandahscdd.org

Operations and Maintenance Expenditures

March 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **59,938.74**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Coach Carlson's Field of Dreams Inc.	100196	030323 Coach	Event Party 04/23	\$ 200.00
Danielle Buono	100183	031123 Buono	Refund of Rental Deposit 03/23	\$ 250.00
Dewberry Engineers, Inc.	100172	2241096	Engineering Services 01/23	\$ 340.00
Dewberry Engineers, Inc.	100197	2254270	Engineering Services 02/23	\$ 680.00
Digital South Communications, Inc.	100184	593517815	Monthly Phone Service 03/23	\$ 41.12
Frontier Florida, LLC	Auto Draft	727-856-7773-073119-5 03/23 Auto Draft	Clubhouse Internet & TV 03/23	\$ 327.06
High Trim, LLC	100173	4596	Monthly Bush Hogging 02/23	\$ 1,000.00
High Trim, LLC	100176	4626	Tree Maintenance (Chenwood Ave) 02/23	\$ 3,200.00
Megan Nordyke	100174	020423 Nordyke	Rental Deposit Refund 02/23	\$ 250.00
Pasco County Utilities	ACH	17933567	12375 Chenwood Avenue 01/23	\$ 92.18

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	ACH	17631224	12375 Chenwood Avenue 11/22	\$ 77.53
Pathward, National Association	100185	197734Auto Draft	Lease 193024-VF000 03/23	\$ 323.75
Pathward, National Association	100198	202789	Annual Property Tax on Equipment 2022	\$ 40.04
Rizzetta & Company, Inc.	100171	INV0000077300	Personnel Reimbursement 02/23	\$ 1,220.52
Rizzetta & Company, Inc.	100170	INV0000078007	District Management Fees 03/23	\$ 4,668.17
Rizzetta & Company, Inc.	100180	INV0000078117	Amenity Management & Oversight Personnel 03/23	\$ 1,934.46
Rizzetta & Company, Inc.	100182	INV0000078177	Out of pocket expenses 02/23	\$ 102.40
Rizzetta & Company, Inc.	100181	INV0000078609	Personnel Reimbursement 03/23	\$ 1,305.43
Sara Henk	100186	SH031523	Board of Supervisor Meeting 03/15/23	\$ 200.00
Sarah Nesheiwat	100187	SN031523	Board of Supervisor Meeting 03/15/23	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100177	PSI-55493	Pond Maintenance 03/23	\$ 1,288.00
Stanley Haupt	100188	SHA031523	Board of Supervisor Meeting 03/15/23	\$ 200.00
Staples	100189	8069499083	Office Supplies 03/22	\$ 162.93
Straley Robin Vericker	100190	22818	Legal Services 02/23	\$ 579.50
Straley Robin Vericker	100199	22871	Legal Services 03/23	\$ 1,006.00
Suncoast Rust Control, Inc.	100178	5531	Chemicals for Rust Prevention 03/23	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	100191	348	Clubhouse Cleaning 02/23	\$ 375.00
The Verandahs CDD	DC031423	DC 03/14/23	Debit Card Replenishment 02/06/23	\$ 656.70
Thomas M. May	100192	TMAY031523	Board of Supervisor Meeting 03/15/23	\$ 200.00
Tracy E. Mayle	100193	TM031523	Board of Supervisor Meeting 03/15/23	\$ 200.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Under Pressure, LLC	100179	1708	Power Wash Service 02/23	\$ 4,950.00
Waste Management Inc. of Florida	ACH	0825008-1568-1	Waste Removal Clubhouse 03/01/23- 05/31/23	\$ 50.43
Withlacoochee River Electric Cooperative, Inc.	100194	9007205	Deposit for work being preformed and Connection Charge 03/23	\$ 3,926.00
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing 02/23 - 266	Summary Billing 02/23 - 266 ACH	\$ 3,857.75
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing 03/23 - 266	Summary Billing 03/23 - 266	\$ 3,846.08
Yellowstone Landscape	100175	TM 482827	Monthly landscape 02/23	\$ 9,070.07
Yellowstone Landscape	100195	TM 495019	Monthly landscape 03/23	\$ 10,965.62
Yellowstone Landscape	100200	TM 504819	Spring Annual Installation 03/23	<u>\$ 902.00</u>
Report Totals				<u>\$ 59,938.74</u>