



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors Meeting
August 1, 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.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.theverandahscdd.org

July 24, 2023

Board of Supervisors
The Verandahs Community
Development District

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, August 1, 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**
- 3. STAFF REPORTS**
 - A. Solitude
 1. Review of Aquatics Inspection Report.....Tab 1
 - B. Landscape Inspection Specialist
 1. Review of Landscape Inspection Report.....Tab 2
 - C. Yellowstone
 1. Review of Landscape Comments (USC)
 2. Consideration of Sod Replacement Proposal.....Tab 3
 - D. Hi Trim
 1. Review of Hi Trim Report.....Tab 4
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 1. Review of Clubhouse Manager Report.....Tab 5
 2. Consideration of Replacement Computer Proposals (USC)
 - H. District Manager
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2023/2024 Final Budget
 1. Consideration of Resolution 2023-08, Adopting Fiscal Year 2023/2024 Final Budget.....Tab 6
 - B. Public Hearing on Fiscal Year 2023/2024 Assessments
 1. Consideration of Resolution 2023-09, Levying O&M Assessments for FY 2023/2024.....Tab 7
 - C. Consideration of Resolution 2023-10, Setting the Meeting Schedule for FY 2023/2024.....Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on July 11, 2023.....Tab 9
 - B. Consideration of Operations & Maintenance Expenditures for June 2023.....Tab 10

6. SUPERVISOR REQUESTS

7. 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



The Verandahs Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-07-17

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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210

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

230

Comments:

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



Action Required:

Routine maintenance next visit

Target:

220

Comments:

Treatment in progress
Moderate perimeter algae was treated at the time of inspection. Expect 10-14 days for results. Follow up treatment scheduled during next visit.



Action Required:

Routine maintenance next visit

Target:

Surface algae

10

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

20

Comments:

Treatment in progress
Minor algae developing along the perimeter. Treatment was applied at the time of inspection. Expect results in 10-14 days.



Action Required:

Routine maintenance next visit

Target:

Surface algae

30

Comments:

Normal growth observed
Minor shoreline weeds and moderate algae noted. Both were treated during inspection. Expect 10-14 days for results.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: F50

Comments:

Normal growth observed
Shoreline weeds noted on exposed banks. Treatment was applied at the time of inspection. Previous treatment for submersed weeds was successful.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: F70

Comments:

Normal growth observed
Moderate shoreline weed growth was treated during inspection. Native Lilly growth was reduced along shoreline.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 60

Comments:

Site looks good
Very minor shoreline weeds present. No other issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Site: 40

Comments:

Normal growth observed

Minor shoreline weed growth on exposed banks. South side has minor perimeter algae(right). Treatment was applied at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Management Summary

As we get deeper into July, we are entering the heavy growing season which can be seen throughout the community. Soaring temperatures and low pond levels are the perfect environment for algae growth. Many of the ponds are beginning to develop some heavier algae growth. All have been treated in July and follow up treatments will be applied all throughout August.

Submersed weed growth, which has been a significant issue at The Verandahs, is still well under control. This will help limit algae growth to just the perimeter of the ponds. When submersed weed growth become dense, we typically see more algae throughout the entire body of water.

Although we have seen some consistent rain, most of the pond levels are still very low. Site 60 was the only pond filled to it's max. Hopefully we'll see more rain in August which will help limit some of the rapid growth of nuisance vegetation.

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

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
210	Normal growth observed	Shoreline weeds	Routine maintenance next visit
230	Site looks good		Routine maintenance next visit
220	Treatment in progress	Surface algae	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
20	Treatment in progress	Surface algae	Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
F50	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F70	Normal growth observed	Shoreline weeds	Routine maintenance next visit
60	Site looks good		Routine maintenance next visit
40	Normal growth observed	Surface algae	Routine maintenance next visit



The Verandahs CDD Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

THE VERANDAHS

FIELD INSPECTION REPORT



July 18, 2023
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Complete carryover items on the report from last month.
- ❖ We need to see improvements in the turf throughout the district.
- ❖ Make sure if any areas in the district cannot be mowed that district management is notified.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. I have added **Orange** for continuing services.

1. **Treat the turf weeds on the inbound side of chenwood avenue before the first speed limit sign as you enter the community.(Pic 1>**
2. **Add more coco brown much to the entrance enhancement under the sign you can see areas of rock and dirt. (Pic 2)**



5. Eradicate the bed weeds 'on the inbound side of chenwood ave.



3. Treat the turf weeds in the saint Augustine from the first speed limit sign on the inbound side of Chenwood Ave to Rosette Ave.
4. **Remove the sucker growth in the ligustrum hedge on chenwood avenue before the entrance gate.(Pic 4)**

CHENWOOD AVENUE

6. During my inspection I noticed a sand blow out from an irrigation break on the inbound side of Chenwood ave before the entrance gate next to the sidewalk.(Pic 6)



7. Treat the turf weeds in the Saint Augustine on the inbound side of chenwood ave before the entrance gate.
8. Provide a date on when the ligustrum tree will be trimmed throughout chenwood ave?
9. Remove the weeds in the flax lilies in the north side of the center island on Chen wood Ave just inside of the gate.(Pic 9)



10. The turf across from the clubhouse on the inbound side of Chenwood Ave continues to look bad in areas this will need to be replaced.

11. During my inspection we still had a lot of vines on the pool areas fence and in the Viburnum surrounding the pool area.(Pic 11)



12. Diagnose and treat the decline in the viburnum on the backside of the pool area.
13. Yellowstone to get with staff about spraying the pool pump area and eradicating the weeds to this area.
14. During weekly visits clean up the palm's debris around the pool area beds.
15. During my inspection we still had a lot of brown turf around the amenity center in areas this might need to be replaced.(Pic 15)





CHENWOOD AVENUE

16. Continue to monitor the recently installed sod on saulston place to ensure that these areas continue to do well.
17. During services visits make sure all areas are being hard edged I noticed hard edging being skipped on White Bluff Road.
18. Yellowstone to make sure all mowing is completed weekly. If areas cannot be completed Yellowstone needs to notify district staff. During the month of July, the Jillian area circle wasn't mowed, and we received complaints from homeowners.
19. During the last meeting there was discussion about removing the bottle brush in the center island bed as you enter the gate on chenwood ave. Provide the district a cost to do this.
20. Diagnose and treat the browning in the Saint Augustine on the outbound side of chenwood ave. This area has been replaced in the past. We do not want to get to that point again.
21. Treat the turf weeds on the outbound side of chenwood ave in the saint augustine.



Tab 3



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

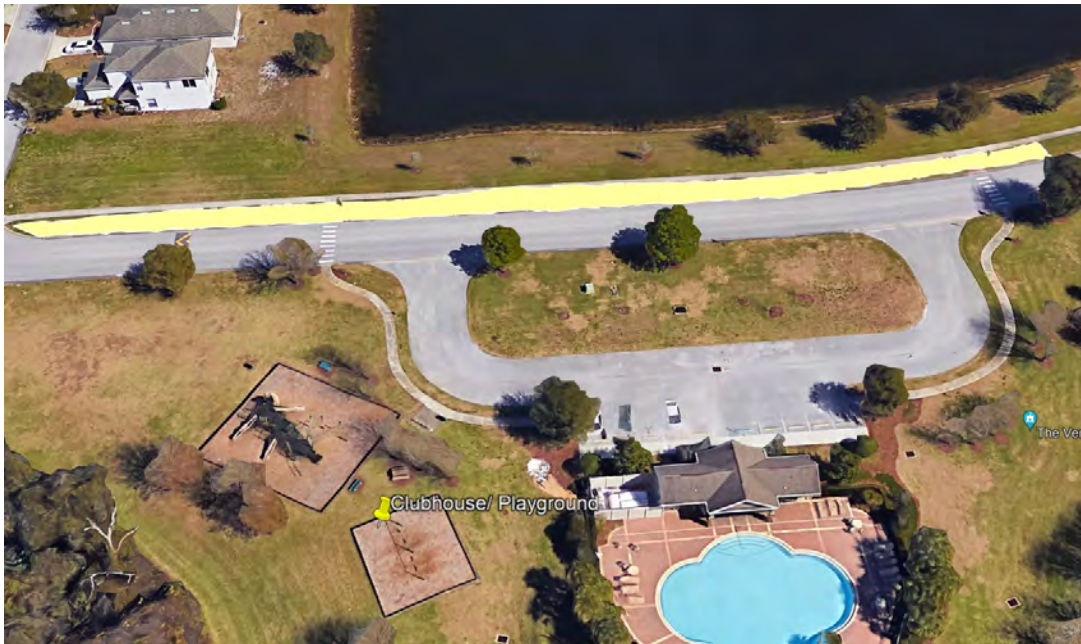
Sod Replacement across from Clubhouse

Terms: Net 30

We Propose Removing the dead Sod in highlighted area and replacing it with new St. Augustine. After installation we will ensure the irrigation is running properly. Approximately 7080 sq ft.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sod Installation	7080.00	\$1.200	\$8,496.00
Irrigation	2.00	\$73.000	\$146.00

Client Notes



Signature

x

SUBTOTAL	\$8,642.00
SALES TAX	\$0.00
TOTAL	\$8,642.00

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Assigned To

Print Name: _____

Josh Hamilton

Title: _____

Office:

jhamilton@yellowstonelandscape.com

Date: _____

Tab 4

HIGH TRIM

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

To Whom it May Concern:

High Trim performed the monthly trimming of the conservation in the areas between the red lines below on July 11th, 2023.



Thank you,
Kristina Nordman
Office Assistant

Tab 5

Operations Report – July 2023

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

12375 Chenwood Avenue Hudson, Florida 34669
(727) 933-5050 ~ verandahsclubhouse@outlook.com

Clubhouse Operations/Maintenance Updates

- Ongoing Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday

Facility Usage

- 7/2/2023: Sarca baby shower Party
- 7/10/2023: Womens Bible group
- 7/11/2023: CDD Meeting
- 7/16/2023: Pellegrino bday Party
- 7/17/2023: Womens Bible Group
- 7/17/2023: CCR
- 7/18/2023: ACC Meeting
- 7/22/2023: Gray Bachelorette Party
- 7/24/2023: Womens Bible Group
- 7/25/2023: Single Family HOA
- 7/27/2023: THHOA MEETING
- 7/31/2023: Womens Bible Group



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Resident Payment Log

Debit Card Reimbursement log

- Amazon Monthly Subscription: 14.99

Suggestions/Concerns

- **Gathering Information for New PC**



Rizzetta & Company

Tab 6

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Verandahs Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The

Verandahs Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 1, 2023.

Attested By:

**The Verandahs
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Adopted Budget



Rizzetta & Company

The Verandahs Community Development District

verandahscdd.org

**Proposed Budget
for
Fiscal Year 2023/2024**

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Rizzetta & Company

Proposed Budget
The Verandahs Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 1,560	\$ 1,560	\$ -	\$ 1,560	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 514,809	\$ 514,809	\$ 511,345	\$ 3,464	\$ 511,345	\$ -	Same / plus \$25K Reserves = \$536,345
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 107	\$ 219	\$ -	\$ 219	\$ -	\$ -	
10								
11	TOTAL REVENUES	\$ 516,476	\$ 516,588	\$ 511,345	\$ 5,243	\$ 511,345	\$ -	Same / in \$25K Reserves = \$536,345
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Legislative							
16	Supervisor Fees	\$ 8,600	\$ 11,467	\$ 12,000	\$ 533	\$ 12,000	\$ -	
17	Financial & Administrative							
18	Administrative Services	\$ 2,808	\$ 3,744	\$ 3,744	\$ -	\$ 3,744	\$ -	
19	District Management	\$ 15,600	\$ 20,800	\$ 20,800	\$ -	\$ 20,800	\$ -	
20	District Engineer	\$ 3,145	\$ 4,193	\$ 10,000	\$ 5,807	\$ 10,000	\$ -	
21	Trustees Fees	\$ 4,041	\$ 4,041	\$ 4,500	\$ 459	\$ 4,200	\$ (300)	Decrease based on history
22	Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,200	\$ -	
23	Financial & Revenue Collections	\$ 3,588	\$ 4,784	\$ 4,784	\$ -	\$ 4,784	\$ -	
24	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
25	Accounting Services	\$ 12,593	\$ 16,790	\$ 16,790	\$ -	\$ 16,790	\$ -	
26	Auditing Services	\$ -	\$ 3,390	\$ 3,390	\$ -	\$ 3,390	\$ -	Contract amt for FY22,23 & 24
27	Public Officials Liability Insurance	\$ 2,858	\$ 2,858	\$ 3,191	\$ 333	\$ 4,541	\$ 1,350	Increase EGIS Estimate
28	Legal Advertising	\$ 1,037	\$ 1,383	\$ 750	\$ (633)	\$ 750	\$ -	
29	Bank Fees	\$ 36	\$ 48	\$ -	\$ (48)	\$ 150	\$ 150	Non-budgeted line item for FY22-23
30	Dues, Licenses & Fees	\$ 213	\$ 284	\$ 275	\$ (9)	\$ 275	\$ -	
31	Website Hosting, Maintenance, Backup (and Fees)	\$ 2,437	\$ 2,737	\$ 2,737	\$ -	\$ 2,737	\$ -	Per contracts-No Change FY 2022-2023
32	Legal Counsel							
33	District Counsel	\$ 8,459	\$ 11,279	\$ 20,000	\$ 8,721	\$ 20,000	\$ -	
34								
35	Administrative Subtotal	\$ 70,765	\$ 93,147	\$ 108,311	\$ 15,164	\$ 109,511	\$ 1,200	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Electric Utility Services							
40	Utility Services	\$ 847	\$ 1,129	\$ 1,500	\$ 371	\$ 1,500	\$ -	Decrease based on history
41	Utility - Recreation Facilities	\$ 1,386	\$ 1,848	\$ 2,500	\$ 652	\$ 2,000	\$ (500)	Decrease based on history
42	Street Lights	\$ 31,693	\$ 42,257	\$ 49,500	\$ 7,243	\$ 45,000	\$ (4,500)	Decrease based on history
43	Garbage/Solid Waste Control Services							
44	Solid Waste Assessment	\$ 428	\$ 428	\$ 418	\$ (10)	\$ 430	\$ 12	Increase based on history
45	Garbage - Recreation Facility	\$ 151	\$ 201	\$ 721	\$ 520	\$ 500	\$ (221)	Decrease based on history
46	Water-Sewer Combination Services							
47	Utility Services - Recreation Facilities	\$ 680	\$ 907	\$ 2,500	\$ 1,593	\$ 2,300	\$ (200)	Decrease based on history
48	Stormwater Control							
49	Aquatic Maintenance	\$ 11,554	\$ 15,405	\$ 15,000	\$ (405)	\$ 15,486	\$ 486	Increase based on contract
50	Stormwater Assessment	\$ 319	\$ 319	\$ 351	\$ 32	\$ 351	\$ -	
51	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
52	Stormwater System Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	Structure Maintenance Items DE
53	Other Physical Environment							
54	Property Insurance	\$ 4,567	\$ 4,567	\$ 4,520	\$ (47)	\$ 6,806	\$ 2,286	Est. Increase - Inflation, Property Expense
55	General Liability Insurance	\$ 4,128	\$ 4,128	\$ 4,608	\$ 480	\$ 3,144	\$ (1,464)	Decrease EGIS Est.
56	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
57	Landscape Maintenance	\$ 71,011	\$ 85,500	\$ 85,500	\$ -	\$ 85,500	\$ -	Per Yellowstone Contract
58	Irrigation Maintenance & Repairs	\$ 15,711	\$ 20,948	\$ 13,300	\$ (7,648)	\$ 13,300	\$ -	
59	Tree Trimming Services	\$ 54,036	\$ 72,048	\$ 27,400	\$ (44,648)	\$ 27,400	\$ -	Conserv Cutback Maint.+ Tree Removal +
60	Landscape Replacement Plants, Shrubs,	\$ 1,231	\$ 1,641	\$ 16,000	\$ 14,359	\$ 16,000	\$ -	
61	Landscape Inspection Services	\$ 6,525	\$ 8,700	\$ 8,700	\$ -	\$ 8,700	\$ -	No Increase since FY 17/18 \$7500 to \$8700
62	Landscape - Annuals	\$ 2,669	\$ 3,559	\$ 5,000	\$ 1,441	\$ 5,000	\$ -	Per Yellowstone Contract
63	Fire Ant Treatment	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ 2,900	\$ (900)	Decrease based on history
64	Landscape Fertilization & Pest	\$ 10,314	\$ 13,752	\$ 15,000	\$ 1,248	\$ 15,000	\$ -	Per Yellowstone Contract
65	Holiday Decorations	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,800	\$ 800	Increase CDD funds for holiday decorations
66	Landscape - Mulch	\$ 9,724	\$ 12,965	\$ 12,500	\$ (465)	\$ 12,500	\$ -	Per Yellowstone Contract
67	Turf / Shrubs / Trees Treatment	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
68	Rust Prevention	\$ 11,250	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Per contract Suncoast Rust Control-

Proposed Budget
The Verandahs Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
69	Parks & Recreation							
70	Management Contract	\$ 7,200	\$ 9,600	\$ 9,600	\$ -	\$ 10,080	\$ 480	Increase
71	Contract Employee Salaries	\$ 23,374	\$ 31,165	\$ 30,965	\$ (200)	\$ 33,636	\$ 2,671	Increase
72	Telephone, Internet, Cable	\$ 2,807	\$ 3,743	\$ 4,641	\$ 898	\$ 4,641	\$ -	
73	Pest Control	\$ -	\$ -	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	Average annual cost Nvirosect/Anti-pest
74	Facility Supplies	\$ 184	\$ 245	\$ 2,000	\$ 1,755	\$ 2,000	\$ -	
75	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
76	Maintenance & Repair	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
77	Clubhouse - Facility Janitorial Service	\$ 3,512	\$ 4,683	\$ 4,900	\$ 217	\$ 4,900	\$ -	Suncoast Sparking Revised Contract \$375 month + 1 off extra cleanings (BOS approved 4 total= \$400)
78	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
79	Security System Monitoring & Maintenance	\$ 1,006	\$ 700	\$ 700	\$ -	\$ 700	\$ -	
80	Special Events	\$ 3,191	\$ 4,255	\$ 6,000	\$ 1,745	\$ 6,000	\$ -	
81	Fitness Equipment Maintenance & Repairs	\$ 4,093	\$ 5,457	\$ 1,500	\$ (3,957)	\$ 1,500	\$ -	
82	Fitness Equipment Lease	\$ 2,954	\$ 3,939	\$ 3,960	\$ 21	\$ 3,960	\$ -	Per Crestmark Contract + \$75 equip tax an
83	Fitness Equipment Service Contract	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -	New FitRev 3 Year Equip Parts Warranty
84	Office Supplies	\$ 269	\$ 359	\$ 800	\$ 441	\$ 800	\$ -	
85	Contingency							
86	Capital Outlay	\$ -	\$ -	\$ 16,800	\$ 16,800	\$ 16,800	\$ -	Trim
87	Miscellaneous Contingency	\$ 8,876	\$ 11,835	\$ 7,500	\$ (4,335)	\$ 7,350	\$ (150)	
88	Field Operations Subtotal	\$ 295,690	\$ 381,283	\$ 403,034	\$ 21,751	\$ 401,834	\$ (1,200)	
89								
90	Contingency for County TRIM Notice							
91	TOTAL EXPENDITURES	\$ 366,454	\$ 474,431	\$ 511,345	\$ 36,914	\$ 511,345	\$ -	
92								
93	EXCESS OF REVENUES OVER	\$ 150,022	\$ 42,157	\$ -	\$ (31,671)	\$ -	\$ -	

The Verandahs Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2016	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$310,438.86	\$310,438.86
TOTAL REVENUES	\$310,438.86	\$310,438.86
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$310,438.86	\$310,438.86
Administrative Subtotal	\$310,438.86	\$310,438.86
TOTAL EXPENDITURES	\$310,438.86	\$310,438.86
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$329,973.28

Notes:

Tax Roll Collection Costs (2%) and EPD (4%) for Pasco County together are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$536,345.00
Pasco County Collection Cost @	2%	\$11,411.60
Early Payment Discounts @	4%	\$22,823.19
2023/2024 Total		<u>\$570,579.79</u>

2022/2023 O&M Budget	\$536,345.00
2023/2024 O&M Budget	\$536,345.00

Total Difference:	<u>\$0.00</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2016 Debt Service - Single Family	\$593.10	\$593.10	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,031.79	\$1,031.79	\$0.00	0.00%
Total	\$1,624.89	\$1,624.89	\$0.00	0.00%
Series 2016 Debt Service - Single Family (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,031.79	\$1,031.79	\$0.00	0.00%
Total	\$1,080.18	\$1,080.18	\$0.00	0.00%
Series 2016 Debt Service - Townhome	\$320.74	\$320.74	\$0.00	0.00%
Operations/Maintenance - Townhome	\$515.89	\$515.89	\$0.00	0.00%
Total	\$836.63	\$836.63	\$0.00	0.00%
Series 2016 Debt Service - Townhome (prepaid)	\$48.39	\$48.39	\$0.00	0.00%
Operations/Maintenance - Townhome	\$515.89	\$515.89	\$0.00	0.00%
Total	\$564.28	\$564.28	\$0.00	0.00%

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$536,345.00
COLLECTION COSTS @	2.0%	\$11,411.60
EARLY PAYMENT DISCOUNTS @	4.0%	<u>\$22,823.19</u>
TOTAL O&M ASSESSMENT		<u><u>\$570,579.79</u></u>

LOT SIZE	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2016 DEBT SERVICE ^{(1) (2)}		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Single Family	494	494	1.00	494.00	89.33%	\$509,704.19	\$1,031.79	\$593.10	\$1,624.89
Single Family (prepaid)	1	1	1.00	1.00	0.18%	\$1,031.79	\$1,031.79	\$48.39	\$1,080.18
Town Home	115	115	0.50	57.50	10.40%	\$59,327.92	\$515.89	\$320.74	\$836.63
Town Home (prepaid)	1	1	0.50	0.50	0.09%	\$515.89	\$515.89	\$48.39	\$564.28
	<u>611</u>	<u>611</u>		<u>553.00</u>	<u>100.00%</u>	<u>\$570,579.79</u>			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$34,234.79)

Net Revenue to be Collected: \$536,345.00

⁽¹⁾ Reflects previous 1 (one) Single Family and 1 (one) Townhome previous Series 2006A Prepayment. However, these lots are subject to the 2016 Project Assessments.

⁽²⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Miscellaneous Revenues: The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance & Repairs: The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

Tree Trimming Services: The District will incur expenditures to maintain trees within the District's boundaries as the District determines necessary.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Inspection Services: The District may contract for field management services to provide landscape maintenance oversight.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse.

Special Events: Expenses related to functions such as holiday events for the public enjoyment.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 7

Tab 8

RESOLUTION 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANDAHS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Verandahs Community Development District (“**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 District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District for the Fiscal Year 2023/2024 shall be held as provided on the schedule attached as **Exhibit “A”**.

Section 2. In accordance with Section 189. 015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ___ DAY OF _____, 2023.

ATTEST:

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

October 3, 2023
November 7, 2023
December 5, 2023
January 2, 2024
February 6, 2024
March 5, 2024
April 2, 2024
May 7, 2024
June 4, 2024
July 2, 2024
August 6, 2024
September 3, 2024

The meetings will convene at 6:30 PM at The Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

Tab 9

MINUTES OF MEETING

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

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, July 11, 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:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Giacomo Licari	District Engineer, Dewberry Engineering
Wesley Elias	Clubhouse Manager
Josh Hamilton	Yellowstone Landscape
Kevin Oliva	Yellowstone Landscape

Audience	Present
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FIRST ORDER OF BUSINESS Call To Order

Mr. Craft 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 on Items on the Agenda

The audience did not have any comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Solitude

The Board reviewed the aquatics report and had no comments.

B. Landscape Inspection Specialist

The Board reviewed the inspection report. They would like Yellowstone to pull the Bottle Brush in the center island bed at no cost to the District.

C. Yellowstone

Mr. Hamilton presented the report to the Board and presented two proposals.

On a motion by Mr. May and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Blue Daze Installation Proposal, totaling \$400, as presented, for The Verandahs Community Development District.

The Board held a brief discussion about the Variegated Jasmine installation proposal along the entrance boulevard proposal, tabled that discussion, and requested to have the Crotons removed at no charge during the next service.

The Board reviewed the irrigation inspection report and requested that Yellowstone provide monthly wet check reports.

D. Hi Trim

The Board reviewed the report and had no comments.

E. District Counsel

No Board actions were completed at this time.

F. District Engineer

Yellowstone was directed to clean out the vegetation at ponds 10, 40, and 90. Mr. Licari will be preparing a scope of work required for Ponds 20 and 30.

The Board held a brief discussion on the Stormwater Inspection Report.

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G. Clubhouse Manager’s Report

Mr. Elias reported to the Board that the desktop in the office is encountering performance issues and requested a new one. The Board directed him to research the costs for a replacement and present the options at the next meeting.

The Board directed Mr. Elias, in accordance with the existing policy, to charge renters for access cards.

H. District Manager

Mr. Craft reminded the Board the next meeting is scheduled for August 1, 2023 at 6:30pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

The Board held a brief discussion about a refund from Frontier.

FOURTH ORDER OF BUSINESS	Consideration of Resolution 2023-06, Removing an Assistant Secretary
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On a motion by Mr. May and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors adopted Resolution 2023-06, Removing Lynn Hayes as an Assistant Secretary, for The Verandahs Community Development District.
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FIFTH ORDER OF BUSINESS	Consideration of Stellar Electrical Services LLC Monument Sign Light Fixture, Mounting Pots, and Convenience Receptacle Replacement Proposal
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The Board held a brief discussion and would like to pay for this with the reserve’s funds.

On a motion by Ms. Nesheiwat and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Stellar Electrical Services LLC Monument Sign Light Fixture, Mounting Pots, and Convenience Receptacle Replacement proposal, totaling \$1,476.75, for The Verandahs Community Development District.
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EIGHTH ORDER OF BUSINESS **Consideration of Stellar Electrical Services LLC East Entrance and West Exit Landscape Seasonal Duplex Receptacle Addition Proposal**

The Board held a brief discussion and would like to pay for this with the reserve's funds.

On a motion by Ms. Nesheiwat and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Stellar Electrical Services LLC East Entrance and West Exit Landscape Seasonal Duplex Receptacle Addition proposal, totaling \$4,340, for The Verandahs Community Development District.

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NINTH ORDER OF BUSINESS **Consideration of Carl Hankins Inc Drilling Proposal**

No Board action was made on this proposal.

TENTH ORDER OF BUSINESS **Consideration of D.S. Boring, LLC Proposal**

The Board held a brief discussion and would like to pay for this with the reserve's funds.

On a motion by Ms. Nesheiwat and seconded by Mr. May, with all in favor, the Board of Supervisors approved the D.S. Boring, LLC proposal, totaling \$2,254, for The Verandahs Community Development District.

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ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2023-07, Redesignating the Secretary of the District**

On a motion by Ms. Nesheiwat and seconded by Mr. May, with all in favor, the Board of Supervisors adopted Resolution 2023-07, Redesignating the Secretary of the District to Scott Brizendine, for The Verandahs Community Development District.

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TWELFTH ORDER OF BUSINESS **Discussion of Services from PCSO**

No Board action was made on this matter.

151 **THIRTEENTH ORDER OF BUSINESS Review of Stormwater Inspection**
152 **Report**

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154 The Board held this discussion during the District Engineer section of the staff
155 reports.

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157 **FOURTEENTH ORDER OF BUSINESS Consideration of Minutes of Board of**
158 **Supervisors' Regular Meeting Held**
159 **on June 6, 2023**

160

<p>On a motion by Mr. May and seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on June 6, 2023, for The Verandahs Community Development District.</p>
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162 **FIFTEENTH ORDER OF BUSINESS Consideration of Operation and**
163 **Maintenance Expenditures for May**
164 **2023**

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<p>On a motion by Mr. Haupt and seconded by Mr. May, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2023, totaling \$32,773.25, for The Verandahs Community Development District.</p>
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167 **SIXTEENTH ORDER OF BUSINESS Audience Comments on Other Items**

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169 The residents commented on the trees getting bushy at the exit and the curbing
170 painting looks bad.

171
172 **SEVENTEENTH ORDER OF BUSINESS Supervisor Requests**

173
174 Ms. Nesheiwat commented on Ms. Henk's absence. The Board discussed a
175 possible recall if Ms. Henk missed a third consecutive meeting next month.

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EIGHTEENTH ORDER OF BUSINESS Adjournment

Mr. Craft stated that if there were 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 Mr. May, with all in favor, the Board of Supervisors adjourned the meeting at 8:21 p.m., for The Verandahs Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chair

Tab 10

The Verandahs Community Development District

District Office · Wesley Chapel, Florida · (813) 993-5571
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.verandahscdd.org

Operations and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,754.17**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Dewberry Engineers, Inc.	100248	2281653	Engineering Services 04/23	\$ 340.00
Dewberry Engineers, Inc.	100260	2295221	Engineering Services 05/23	\$ 510.00
Digital South Communications, Inc.	100249	593518664	Monthly Phone Service 06/23	\$ 40.68
FitRev, Inc.	100241	28318	Quarterly Preventative Maintenance 05/23	\$ 185.00
Frontier Florida, LLC	ACH	727-856-7773-073119-5 06/23 Auto Draft	Clubhouse Internet & TV 06/23	\$ 178.73
High Trim, LLC	100242	4803	Tree Maintenance (Chenwood Ave) 06/23	\$ 3,200.00
Kynya Dixon	100243	052023 Dixon	Rental Refund 05/23	\$ 250.00
Pasco County Property Appraiser	100246	050223 The Verandahs	Non-Ad Valorem Assessment Fees FY23/24	\$ 150.00
Pasco County Utilities	ACH	18531725 05/23 266 Auto Draft	12375 Chenwood Avenue 05/23	\$ 77.53
Rizzetta & Company, Inc.	100240	INV0000080670	District Management Fees 06/23	\$ 4,668.17
Rizzetta & Company, Inc.	100247	INV0000080785	Out of Pocket Expenses 05/23	\$ 173.90
Rizzetta & Company, Inc.	100257	INV0000080837	Amenity Management & Oversight Personnel 06/23	\$ 1,975.07

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100259	INV0000081300	Personnel Reimbursement 06/23	\$ 1,208.41
Sarah Nesheiwat	100250	SN060623	Board of Supervisor Meeting 06/06/23	\$ 200.00
Solitude Lake Management, LLC	100258	PSI-78851	Pond Maintenance 06/23	\$ 1,288.00
Stanley Haupt	100251	SH060623	Board of Supervisor Meeting 06/06/23	\$ 200.00
Straley Robin Vericker	100252	23247	Legal Services 05/23	\$ 1,712.50
Suncoast Rust Control, Inc.	100253	5840	Chemicals for Rust Prevention 05/23	\$ 1,250.00
Suncoast Sparkling Cleaning Service, Inc	100244	360	Clubhouse Cleaning 05/23	\$ 375.00
Suncoast Sparkling Cleaning Service, Inc	100261	364	Clubhouse Cleaning 06/23	\$ 375.00
The Verandahs CDD	DC 063023	DC 063023	Debit Card Replenishment	\$ 61.31
Thomas M. May	100254	TM060623	Board of Supervisor Meeting 06/06/23	\$ 200.00
Thomas Williams	100255	060223 Williams	Rental Deposit Refund 06/23	\$ 250.00
Times Publishing Company	100262	0000289557 06/23	Acct# 45385 Legal Advertising 06/23	\$ 788.13

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tracy E. Mayle	100256	TM060623	Board of Supervisor Meeting 06/06/23	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing 05/23 - 266	Summary Billing 05/23 - 266	\$ 3,803.17
Yellowstone Landscape	100245	TM 530487	Landscape Enhancement 05/23	\$ 3,774.50
Yellowstone Landscape	100263	TM 545096	Monthly landscape 06/23	<u>\$ 9,319.07</u>
Report Totals				<u>\$ 36,754.17</u>