



Rizzetta & Company

The Verandahs Community Development District

Board of Supervisors Meeting March 5, 2024

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Verandahs Clubhouse, 12375 Chenwood Ave., Hudson, FL 34669

Board of Supervisors	Stanley Haupt Thomas May Tracy Mayle Sarah Nesheiwat Cheryl Michael	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Kathryn "KC" Hopkinson	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 – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

February 27, 2024

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

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Verandahs Community Development District will be held on Tuesday, March 5, 2024 at 6:30 p.m., at the Verandahs Amenity Center, 12375 Chenwood Ave., Hudson, FL 34669. The following is the tentative agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Solitude
 - i. Review of Aquatics Inspection Report Tab 1
 - B. Landscape Inspection Specialist
 - i. Review of Landscape Inspection Report
(Under Separate Cover)
 - C. Yellowstone
 - i. Review of Landscape Comments
(Under Separate Cover)
 - D. Hi-Trim
 - i. Review of Hi Trim Report Tab 2
 - E. District Counsel
 - F. District Engineer
 - G. District Clubhouse Manager
 - i. Review of Clubhouse Manager Report Tab 3
 - H. District Manager
 - i. Review of District Manager’s Report Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion of Landscaping Bids
 - B. Consideration of Proposal for Restoration of
Stormwater Cleanup Structures Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on February 6, 2024 Tab 6

- B. Consideration of Operation & Maintenance
Expenditures for January 2024Tab 7
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



The Verandahs CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2024-02-20

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

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140

Comments:

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



February 2024



February 2024

Action Required:

Routine maintenance next visit

Target:

130

Comments:

Treatment in progress
Site contains moderate algae growth. Treatment was applied at the time of inspection. We can expect to see it clear up in 7-10 days.



February 2024



February 2024

Action Required:

Routine maintenance next visit

Target:

Surface algae

80

Comments:

Site looks good
Site is in excellent condition with no issues observed at the time of inspection.



February 2024



February 2024

Action Required:

Routine maintenance next visit

Target:

90

Comments:

Site looks good
Site is free of all nuisance
vegetation and in great shape.



Action Required:

Routine maintenance next visit

Target:

February 2024

February 2024

100

Comments:

Normal growth observed
Site has very minor shoreline
weed growth on exposed banks.
Grasses in the littoral shelf area
were treated during Jan service.
They are now well into
decomposition(left)



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

February 2024

February 2024

F100

Comments:

Site looks good
Site is in excellent condition with
no nuisance vegetation present.
Minor debris was collected in the
windswept cove.



Action Required:

Routine maintenance next visit

Target:

February 2024

February 2024

Site: F120

Comments:

Normal growth observed
Site has very minor shoreline weed growth on exposed banks. Open water looks good.



February 2024



February 2024

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 150

Comments:

Normal growth observed
Site has minor shoreline weed growth on exposed banks. Open water looks great.



February 2024



February 2024

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: F160a

Comments:

Treatment in progress
Site has minor patches of floating Salvinia along the perimeter (right). Treatment was applied at the time of inspection. Expect 10-14 days for results



February 2024



February 2024

Action Required:

Routine maintenance next visit

Target:

Floating Weeds

Site: F160b

Comments:

Normal growth observed

Very minor shoreline weeds present. Treatment was applied at the time of inspection. Expect 7-14 days for results. Open water looks good.



February 2024



February 2024

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Management Summary

Overall, the sites in this month's inspection continue to look very good. Sites 130 was the only site that needed immediate attention. Site F160a also had a bit of floating Salvinia beginning to sprout.

Site 130 has experienced a pretty heavy algae bloom that is covering roughly 25% of the surface. This particular species of algae (Hydrodictyon) grows very quickly, but is also very easy to control. Treatment was applied at the time of inspection and we can expect to see it fall out in about 7-10 days. We'll follow up with the site again in 2 weeks and reapply treatment, if necessary.

Site F160a had a bit of floating Salvinia present along the shoreline. This site was also treated at the time of inspection with a systemic herbicide that doses the entire water body. This will ensure that every little floating piece in the pond is treated. We should see it all fallout within 2 weeks.

We'll include some before and after photos the next time this section is inspected.

Don't hesitate to reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude lake Management!

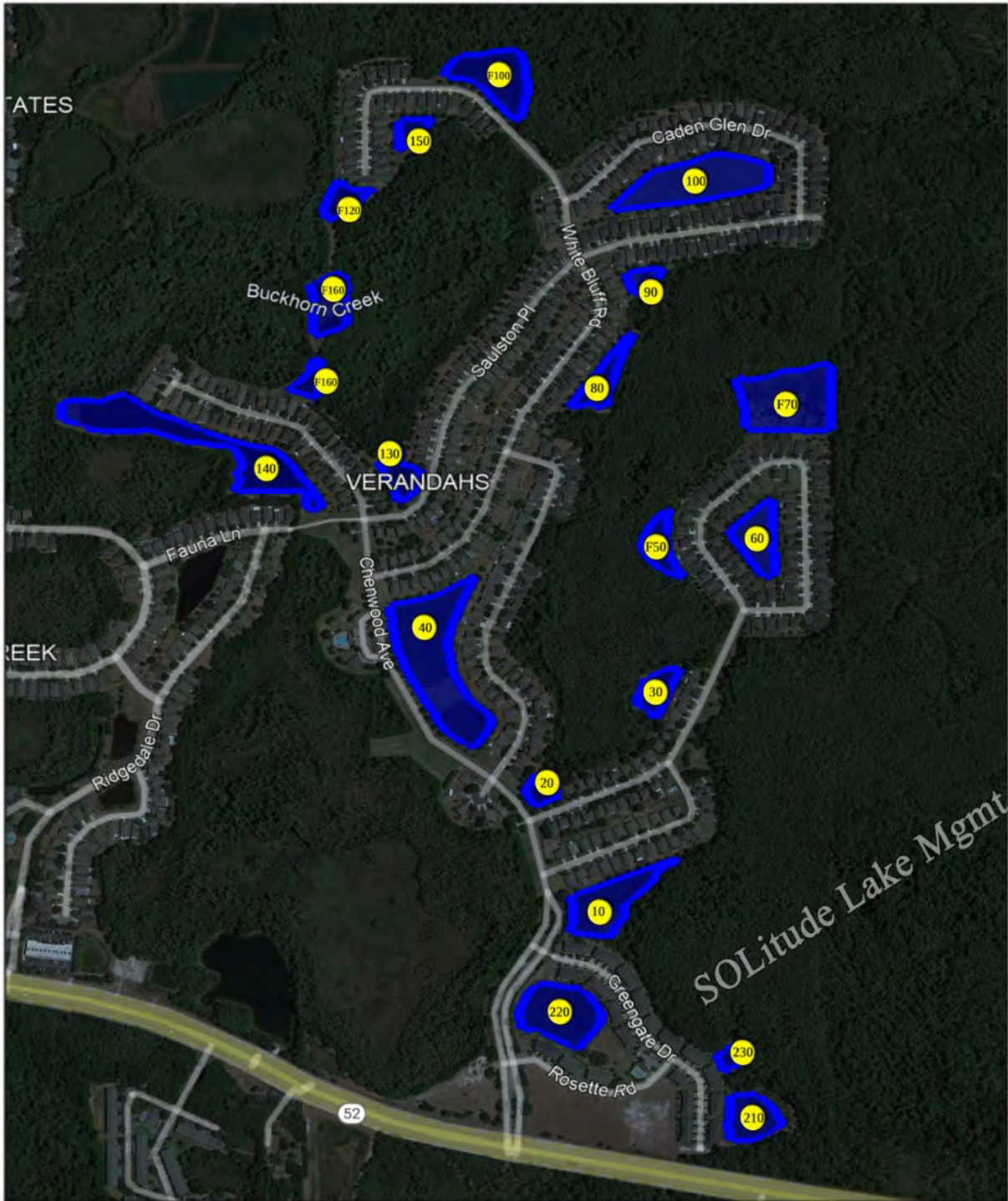
Site	Comments	Target	Action Required
140	Site looks good		Routine maintenance next visit
130	Treatment in progress	Surface algae	Routine maintenance next visit
80	Site looks good		Routine maintenance next visit
90	Site looks good		Routine maintenance next visit
100	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F100	Site looks good		Routine maintenance next visit
F120	Normal growth observed	Shoreline weeds	Routine maintenance next visit
150	Normal growth observed	Shoreline weeds	Routine maintenance next visit
F160a	Treatment in progress	Floating Weeds	Routine maintenance next visit
F160b	Normal growth observed	Shoreline weeds	Routine maintenance next visit



The Verandahs CDD

Hudson, FL

1-888-480-5253



NPM 04/2022

Tab 2

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 outlined in red on Feb 13th, 2024.



Thank you,
Kristina Nordman
Office Assistant

Tab 3

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

- 2/1/2024: Men's Bible Study
- 2/5/2024: women's Bible Study
- 2/8/2024: Men's Bible Study
- 2/12/2024: Women's Bible Study
- 2/15/2024: Men's Bible Study
- 2/19/2024: Women's Bible Study
- 2/19/2024: CCR Meeting
- 2/20/2024: ACC Meeting
- 2/22/2024: Men's Bible study
- 2/26/2024: Women's Bible Study
- 2/27/2024: HOA Townhouse Meeting
- 2/29/2024: Men's Bible Study Meeting



Rizzetta & Company

Resident Payment Log

- **Clubhouse Rental: P. Bakomihalis**
- **Replacement Keycard: J. Iwulski**

Debit Card Reimbursement log

- **Amazon: Monthly Subscriptions 14.99**
- **Amazon: 68.99**
- **Walmart: 47.84**

Suggestions/Concerns

- **Gym Equipment Repaired**



Rizzetta & Company

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
April 2nd @ 6:30 PM

March 6

**District
Manager's
Report**

2024

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<u>FINANCIAL SUMMARY</u>	1/31/2024
General Fund Cash & Investment Balance:	\$649,022
Reserve Fund Cash & Investment Balance:	\$227,555
Debt Service Fund Investment Balance:	\$399,571
Total Cash and Investment Balances:	\$1,276,148
General Fund Expense Variance: \$25,547	Under Budget

Tab 5



Crosscreek Environmental Inc.

111 61st Street East
 Palmetto, FL 34221
 admin@crosscreekenv.com

Estimate

Date	Estimate #
2/9/2024	11312
PO #	

Name / Address
Rizzetta & Company, Inc. Sean Craft 5844 Old Pasco Rd. Wesley Chapel, FL 33544

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Restoration of stormwater structures in The Verandahs CDD per Dewberry Engineering report dated June 29th, 2023			
Pond 20 MES 18 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 20 MES 55 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 30 MES 30 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 40 MES 102 Remove existing rip rap, import fill, place and compact fill around structure to releve. Fill existing cracks with hydraulic cement, install geofabric around structure, pin in place, install rip-rap on top of geofabric. No warranty is given on this repair, the structure may need to be replaced in the future.	1	1,950.00	1,950.00
Pond 90 MES 155 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric. Structure will need to be partially exposed to complete this task.	1	975.00	975.00
Pond 100 MES 173 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	950.00	950.00
Pond 100 MES 176 Use sediment from erosion in the pond to reform area back to grade. Install geofabric around structure, pin in place, install rip-rap on top of geofabric.	1	975.00	975.00
Please sign and return if accepted	Total		

** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.



Crosscreek Environmental Inc.

111 61st Street East
 Palmetto, FL 34221
 admin@crosscreekenv.com

Estimate

Date	Estimate #
2/9/2024	11312
PO #	

Name / Address
Rizzetta & Company, Inc. Sean Craft 5844 Old Pasco Rd. Wesley Chapel, FL 33544

* Estimate Good For 30 Days

Description	Qty	Rate	Total
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		Total	\$7,700.00

** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.

Tab 6

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, February 6, 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
Cheryl Michael	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Sarah Nesheiwat	Board Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Co.
KC Hopkinson	DC, Straley, Robin, Vericker <i>(via phone)</i>
Frances Thomson	Clubhouse Manager
Josh Hamilton	Yellowstone Landscape
Giacomo Licari	DE, Dewberry Engineering <i>(via phone)</i>
Jason Liggett	FSM, Rizzetta & Co.

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

There were no comments from the audience members in attendance.

THIRD ORDER OF BUSINESS

Staff Reports

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A. Solitude

The Board reviewed the aquatic report and requested that with regards to the ponds on watch, that they receive more regular updates and photos so that they can monitor the progress more closely than they are currently able to.

B. Landscape Inspection Specialist

The Board reviewed the inspection report and requested a proposal for a Top Choice treatment all along Luftburrow and authorized the Chairman to sign outside of a meeting.

C. Yellowstone

The Board reviewed the landscaper comments and Yellowstone indicated that the crepe myrtle trees will be addressed on their next service visit, and that they will pull Spanish Moss off the trees as needed.

D. Review of the Hi Trim Report

The Board reviewed the report.

E. District Counsel

Nothing to report.

F. District Engineer

Nothing to report.

G. Clubhouse Manager's Report

Ms. Thompson presented the Clubhouse Manager's report to the Board.

H. District Manager

Mr. Craft review the District Manager's report and informed the Board the next meeting has been scheduled for Tuesday, March 5, 2024, at 6:30 pm at The Verandahs Clubhouse, located at 12375 Chenwood Ave, Hudson, FL 34669.

Mr. Craft informed the Board that the Commission on Ethics is now requiring that all Form 1s will be filed electronically this year and each year going forward and that the Board members will receive an e-mail from the Commission on Ethics notifying them of the process and filing deadline of July 1, 2024.

Mr. Craft also presented the Website Compliance Report to the Board.

FOURTH ORDER OF BUSINESS

Consideration of Bed Mulching Proposal

The Board approved the bed mulch installation proposal from Yellowstone and requested that the work be scheduled for March 2024.

90

On a motion by Mr. Haupt, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the bed mulching proposal, for The Verandahs Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Bed Trenching Proposal

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The Board approved the bed trenching proposal from Yellowstone and requested that the work be scheduled for March 2024.

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On a motion by Mr. Haupt, and seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the bed trenching proposal, for The Verandahs Community Development District.

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SIXTH ORDER OF BUSINESS

Discussion of Improper Use of Common Areas

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Contact information and photographs were sent to District Counsel for review and follow-up in the form of a demand letter which will be sent out shortly.

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SEVENTH ORDER OF BUSINESS

Discussion of Landscaping Bids

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The Board tabled this discussion until the March 2024 meeting.

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EIGHTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting Held on January 3, 2024

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On a motion by Ms. Michael, 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 January 3, 2024, as presented, for The Verandahs Community Development District.

114

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2023

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On a motion by Ms. Michael, and seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2023, totaling \$28,870.54, for The Verandahs Community Development District.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests

No requests were made.

NINTH 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 Ms. Nesheiwat, with all in favor, the Board of Supervisors adjourned the meeting at 8:56 p.m., for The Verandahs Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chair

Tab 7

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 January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,119.78**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cheryl L Michael	100415	CM010324	Board of Supervisors Meeting 01/03/24	\$ 200.00
Dewberry Engineers, Inc.	100416	2374032	Engineering Services 11/23	\$ 195.00
Digital South Communications, Inc.	100417	593520609	Monthly Phone Service 01/24	\$ 41.36
Frontier Florida, LLC	ACH	727-856-7773-073119-5 ACH	Clubhouse Internet & TV 01/24	\$ 164.98
High Trim, LLC	100418	5221	Tree Maintenance (Chenwood Ave) 01/24	\$ 3,200.00
High Trim, LLC	100430	5226	Tree Removal 01/24	\$ 400.00
Pasco County Utilities	100431	19680142	12375 Chenwood Avenue 12/23	\$ 79.78
Pathward, National Association	ACH	267550 ACH	Lease 193024-VF000 12/23	\$ 323.75
Rizzetta & Company, Inc.	100414	INV0000086329	Personnel Reimbursement 12/23	\$ 1,274.57
Rizzetta & Company, Inc.	100413	INV0000086443	District Management Fees 01/24	\$ 4,768.17

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100428	INV0000086552	Amenity Management & Personnel Reimbursement 01/24	\$ 2,135.64
Rizzetta & Company, Inc.	100429	INV0000086573	Cell Phone and Auto Mileage Expenses 12/23	\$ 148.26
Rizzetta & Company, Inc.	100433	INV0000086853	Personnel Reimbursement 01/24	\$ 1,279.80
Romaner Graphics	100419	22009	Replace Speed Bump & Ahead Signs 12/23	\$ 420.00
Romaner Graphics	100419	22010	No Trespassing Sign 12/23	\$ 1,920.00
Sarah Nesheiwat	100420	SN010324	Board of Supervisors Meeting 01/03/24	\$ 200.00
Solitude Lake Management, LLC	100421	PSI041253	Pond Maintenance 01/24	\$ 1,340.00
Stanley Haupt	100422	SH010324	Board of Supervisors Meeting 01/03/24	\$ 200.00
Straley Robin Vericker	100423	23897	Legal Services 12/23	\$ 2,834.57
Suncoast Rust Control, Inc.	100432	06558	Chemicals for Rust Prevention 12/23	\$ 1,250.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Sparkling Cleaning Service, Inc	100424	389	Clubhouse Cleaning 12/23	\$ 375.00
Thomas M. May	100425	TMAY010324	Board of Supervisors Meeting 01/03/24	\$ 200.00
Times Publishing Company	100426	0000318551 122023	Legal Advertising 12/23	\$ 109.60
Tracy E. Mayle	100427	TM010324	Board of Supervisors Meeting 01/03/24	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary Billing 12/23 ACH	Summary Billing 12/23	\$ 3,956.23
Yellowstone Landscape	ACH	TM 638874 ACH	Monthly Landscape 01/24	<u>\$ 7,903.07</u>
Report Totals				<u>\$ 35,119.78</u>

The Verandahs CDD
Meeting Date: January 3, 2024

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Tracy Mayle	<input checked="" type="checkbox"/>
Thomas May	<input checked="" type="checkbox"/>
Sarah Nesheiwat	<input checked="" type="checkbox"/>
Stanley Haupt	<input checked="" type="checkbox"/>
Cheryl Michael	<input checked="" type="checkbox"/>

NOTE: Supervisors are only paid if checked.

01.04.23

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 PM
Meeting End Time:	7:50 PM
Total Meeting Time:	0:00

1:20

Time Over (3) Hours:	
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Total at \$175 per Hour:	
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: Jean Giff

INVOICE



Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VERANDAHS CDD
5844 OLD PASCO ROAD
WESLEY CHAPEL FL 33544

Invoice #: 2374032
Invoice Date: 12/21/2023
Due Date: 1/20/2024
Client #: 448957
Contract #: 50168669
Batch #: 3320131

Work Performed Thru Period Ending 11/24/2023

Job: 50168669 The Verandahs CDD 2024 Gen Eng

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING			
	Description	Prev Amount Billed	Hours	Rate	Amount
T001	General Engineering	\$ 585.00			
	LICARI, GIACOMO S		1.00	195.000	\$ 195.00
			1.00		\$ 195.00
			TOTAL FOR T001		\$ 195.00

TOTAL FOR JOB: 50168669 \$ 195.00

TOTAL INVOICE AMOUNT DUE \$ 195.00
BY 1/20/2024

Please Reference Invoice Number with Payment

12.21.23

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
GIACOMO SALVATORE LICARI

Digital South Communications, Inc.

1150 Kapp Drive

Clearwater, FL 33765

727.441.2700

accounting@digitalsouth.com

www.digitalsouth.com

Invoice**BILL TO**

Accounts Payable
 The Verandahs Community
 Development Group
 5844 Old Pasco Road
 Suite 100
 Wesley Chapel, FL 33544-4025
 United States

SHIP TO

12375 Chenwood Ave
 Hudson, Florida 34669
 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
593520609	01/01/2024	\$41.36	01/22/2024	Net 21	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	100-06-E911-3 E911 Service Charge	1	0.00	0.00
	100-03-CALLPATHM-3 Metered Call Path	5	0.00	0.00
	100-01-EXTN1-1 Business Extension Plan 1	1	30.00	30.00
	100-04-PPM3500-2 3,500 Pre-Paid Domestic (US/Canada) Minutes	5	0.00	0.00
	100-05-DID-2 Domestic Telephone Number (DID)	1	2.00	2.00
	USAGE-7001-1 Domestic Interstate Call Usage	1	0.00	0.00
	USAGE-7002-4 Domestic Intrastate Call Usage	1	0.00	0.00
	USAGE-7010-1 Toll Free Interstate Call Usage	1	0.00	0.00
	USAGE-7011-1 Toll Free Intrastate Call Usage	1	0.00	0.00
	USAGE-7030-3 Conference Bridge Usage	1	0.00	0.00
	USAGE-7020-1 International Call Usage	1	0.00	0.00
	USAGE-7411-1 Directory Assistance Call Usage	1	0.00	0.00

We now offer convenient no fee automatic payment options. If you are interested in enrolling in Auto-Pay, please complete the attached credit card form and return to: accounting@digitalsouth.com.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	TAX-64-COMMUNICATIONS_SERVICE_TAX Communications Service Tax	1	2.64	2.64
	TAX-161-E911_VOIP E911 (VoIP)	1	2.00	2.00
	TAX-226-FCC_REGULATORY_FEE_VOIP FCC Regulatory Fee (VoIP)	1	0.06	0.06
	TAX-162-FUSF_VOIP FUSF (VoIP)	1	3.76	3.76
	TAX-14-STATUTORY_GROSS_RECEIPTS Statutory Gross Receipts	1	0.85	0.85
	TAX-160-STATUTORY_GROSS_RECEIPTS_BUSINESS Statutory Gross Receipts (Business)	1	0.05	0.05

SUBTOTAL	41.36
TAX	0.00
TOTAL	41.36
BALANCE DUE	\$41.36

01.03.24



Your Monthly Invoice

Account Summary

New Charges Due Date	1/18/24
Billing Date	12/25/23
Account Number	727-856-7773-073119-5
PIN	
Previous Balance	164.98
Payments Received Thru 12/01/23	-164.98
Thank you for your payment!	
Balance Forward	.00
New Charges	164.98
Total Amount Due	\$164.98

12.28.23



**ANYTIME,
ANYWHERE
SUPPORT**

Our new MyFrontier app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS TO PAY YOUR BILL

 frontier.com/signupforautopay

 800-801-6652

MyFrontier app



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 25 12272023 NNNNNNYN 01 999487

THE VERANDAHS COMMUNITY DEVELO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

PAYMENT STUB

Total Amount Due	\$164.98
New Charges Due Date	1/18/24
Account Number	727-856-7773-073119-5
Amount Enclosed	\$ _____

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

135008727856777307311900000000000000164985



Date of Bill

12/25/23

Account Number

727-856-7773-073119-5

NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system
One simple app for phone, video, messaging, SMS and fax
Includes video meetings at no added cost*

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*Standard package

business.frontier.com/unified-communications



For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

12/25/23
727-856-7773-073119-5

CURRENT BILLING SUMMARY

Local Service from 12/25/23 to 01/24/24

Qty Description	727/856-7773.0	Charge
Non Basic Charges		
Wi-Fi Secure LT-VB		80.00
Business Fiber Internet 500		64.99
1 Usable Static IP Address		19.99
Total Non Basic Charges		164.98
TOTAL		164.98







INVOICE #5221

ISSUED:

01/02/2024

DUE:

01/02/2024

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SENDER:

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654

Phone: 727-514-3889

Email: hightrim4jesus@gmail.com

Website: www.hightrimtreeservice.com

SERVICE ADDRESS:

Chenwood Ave
Hudson, Florida 34669

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	Monthly Maintenance for Conservation Cutback with no height restrictions. Including any branches or limbs that come over and affects the safety and access of property, as well as any dead limbs that can pose a potential hazard to homes or individuals. Any trees that are affecting properties behind 198 will be addressed accordingly for safety concerns. Trees will be properly pruned back to collar cuts where possible, there are some dead trees that are in the preserve, these will not be touched unless they fall onto the property line and in which case we will cut up and remove the portion off the property line. Larger debris will be hauled off site, smaller clippings and rakings will be mulched on site. This contract does not include storm clean up, that will be billed at \$50.00 per man hour.	1	\$2,200.00	\$2,200.00*
Bush Hogging	Monthly Bush hogging on needed areas throughout entire property around the conservation to bring the encroachment back further.	1	\$1,000.00	\$1,000.00



INVOICE #5221

ISSUED:

01/02/2024

DUE:

01/02/2024

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Total

\$3,200.00

[Pay Now](#)

01.03.24



INVOICE #5226

ISSUED:

01/05/2024

DUE:

01/05/2024

RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SENDER:

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654

Phone: 727-514-3889

Email: hightrim4jesus@gmail.com

Website: www.hightrimtreeservice.com

SERVICE ADDRESS:

12334 Jillian Circle
Hudson, Florida 34669

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
01/04/2024				
Tree Removal	Fell 6" dead tree into the conservation	1	\$400.00	\$400.00*

01.05.24

* Non-taxable

Total

\$400.00

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Pay Now



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 1 1
 05-46125

VERANDAHS CDD

Service Address: **12375 CHENWOOD AVENUE**
 Bill Number: 19680142
 Billing Date: 1/12/2024
 Billing Period: 11/21/2023 to 12/21/2023

Account #	Customer #
1004775	01380112
Please use the 15-digit number below when making a payment through your	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	18021429	11/21/2023	40	12/21/2023	41	30	1

Usage History

Month	Water
December 2023	1
November 2023	0
October 2023	2
September 2023	0
August 2023	1
July 2023	1
June 2023	1
May 2023	1
April 2023	1
March 2023	0
February 2023	0
January 2023	1

Transactions

Previous Bill	71.00
Payment 12/22/23	-71.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.24
Water Tier 1	1.0 Thousand Gals X \$2.07 = 2.07
Sewer	
Sewer Base Charge	49.76
Sewer Charges	1.0 Thousand Gals X \$6.71 = 6.71
Total Current Transactions	79.78
TOTAL BALANCE DUE	\$79.78

01.15.24

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 1004775
 Customer # 01380112
 Balance Forward 0.00
 Current Transactions 79.78

Total Balance Due	\$79.78
Due Date	1/29/2024

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	-
Amount Enclosed	-

Check this box to participate in Round-Up.

VERANDAHS CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139





INVOICE




Page 1 of 2

INVOICE NUMBER	INVOICE DATE
267550	12/2/2023
CONTRACT NUMBER	DUE DATE
105801-1	1/1/2024

Accounts Payable
 The Verandahs Community Development District
 3434 COLWELL AVENUE
 SUITE 200
 TAMPA, FL 33614

PO #	Amount	
-	CONTRACT PAYMENT	323.75
<i>Original Lease #193024-VF000</i>	TOTAL AMOUNT DUE :	323.75

CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS: 12.04.23

 PHONE: 248-593-3990
 E-MAIL: CVFCUSTOMERSERVICE@PATHWARD.COM
 WEB:

.....
 Please return this portion with your payment.

ACCOUNTS PAYABLE
 THE VERANDAHS COMMUNITY DEVELOPMENT
 DISTRICT
 3434 COLWELL AVENUE
 SUITE 200
 TAMPA, FL 33614

CONTRACT NUMBER 105801-1
TOTAL AMOUNT DUE : AUTOPAY

All amounts shown are in USD

PATHWARD, NATIONAL ASSOCIATION
 P.O. BOX 233756
 3756 MOMENTUM PLACE
 CHICAGO, IL 60689-5337

INVOICE

Page 2 of 2

INVOICE NUMBER

267550

INVOICE DATE

12/2/2023

CONTRACT NUMBER

105801-1

DUE DATE

1/1/2024

ASSET LOCATION	CHARGE	TAX	TOTAL
OLDSMAR, FL	323.75	0.00	323.75
GRAND TOTAL	323.75	0.00	323.75

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/22/2023	INV0000086329

Bill To:

Verandahs (The) CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00039

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,274.57	\$1,274.57
			12.22.23
Subtotal			\$1,274.57
Total			\$1,274.57

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/1/2024	INV0000086443

Bill To:

VERANDAHS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00266

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,399.17	\$1,399.17
Administrative Services	1.00	\$312.00	\$312.00
Financial & Revenue Collections	1.00	\$398.67	\$398.67
Landscape Consulting Services	1.00	\$825.00	\$825.00
Management Services	1.00	\$1,733.33	\$1,733.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,768.17
Total			\$4,768.17

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/5/2024	INV0000086552

Bill To:

Verandahs (The) CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00039

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$840.00	\$840.00
Personnel Reimbursement	1.00	\$1,295.64	\$1,295.64
Subtotal			\$2,135.64
Total			\$2,135.64

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/31/2023	INV0000086573

Bill To:

Verandahs (The) CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00039

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	98.26	\$1.00	\$98.26
Subtotal			\$148.26
Total			\$148.26

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

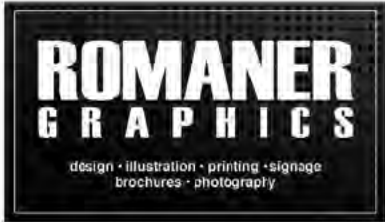
Date	Invoice #
1/19/2024	INV0000086853

Bill To:

Verandahs (The) CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00039

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,279.80	\$1,279.80
Subtotal			\$1,279.80
Total			\$1,279.80



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22009

TO: The Verandahs
COMPANY NAME: _____
DATE: 12/26/23

Replace high intensity Speed Bump sign and Ahead
sign. New u-channel post, lap splice kit and
breakaway stub

Total: \$420.00

122723 _____



Thank You,



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22010

TO: The Verandahs
COMPANY NAME: _____
DATE: 12/26/23

No Trespassing, Swimming, Fishing, Boating sign,
12" x 18", mounted on a u-channel post, installed
with concrete footers.
8 @ \$240.00 each

Total: \$1,920.00

122723 _____

Thank You,





INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI041253
 Invoice Date: 1/1/2024

Bill

To: The Verandahs CDD
 Rizzetta & Co.
 5844 Old Pasco Road
 Suite 100
 Wesley Chapel, FL 33544

Ship

To: The Verandahs CDD
 Rizzetta & Co.
 5844 Old Pasco Road
 Suite 100
 Wesley Chapel, FL 33544

Ship Via
 Ship Date 1/1/2024
 Due Date 1/31/2024
 Terms Net 30

Customer ID 13825
 P.O. Number
 P.O. Date 1/1/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2024 - 1/31/2024 The Verandahs CDD - LAKE ALL		1	1	1,340.00	1,340.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,340.00

01.03.24
Subtotal: 1,340.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 1,340.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

December 18, 2023
Client: 001308
Matter: 000001
Invoice #: 23897

Page: 1

RE: General

For Professional Services Rendered Through December 08, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
10/19/2023	KCH	REVIEW PROPOSAL AND CONTRACT WITH SOLITUDE LAKE MANAGEMENT; PREPARE STANDARD CDD AGREEMENT FOR SOLITUDE.	1.5	\$457.50
10/24/2023	KCH	REVIEW PROPOSED AGENDA.	0.3	\$91.50
11/7/2023	KCH	PREPARE FOR AND ATTEND BOS MEETING.	3.4	\$1,037.00
11/8/2023	KCH	REVIEW CURRENT AGREEMENT FOR RESIDENTS RENTING THE AMENITY CENTER.	0.8	\$244.00
11/9/2023	LB	PREPARE CORRESPONDENCE, MEMOS AND RELATED MATERIALS TO C. MICHAEL RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS.	0.5	\$87.50
11/27/2023	KCH	REVIEW FINAL AGENDA AND REVIEW PROPOSALS ATTACHED.	0.4	\$122.00
12/4/2023	KCH	REVIEW OF CURRENT CLUBHOUSE RENTAL AGREEMENT AND POLICIES REGARDING RENTING OF SAME; REVIEW OF WHAT IS NEEDED IN ORDER TO RENT CLUBHOUSE OUT WHILE NO STAFF IS PRESENT AKA ON HOLIDAYS.	0.5	\$152.50
12/5/2023	KCH	FINALIZE RESEARCH REGARDING RENTING OF AMENITY CENTER WITH STAFF NOT PRESENT; PREPARE FOR AND ATTEND BOS MEETING.	2.1	\$640.50
Total Professional Services			9.5	\$2,832.50

December 18, 2023
Client: 001308
Matter: 000001
Invoice #: 23897

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/9/2023	Postage	<u>\$2.07</u>
	Total Disbursements	\$2.07
	Total Services	\$2,832.50
	Total Disbursements	\$2.07
	Total Current Charges	\$2,834.57
	Previous Balance	\$1,647.00
	<i>Less Payments</i>	(\$1,647.00)
	PAY THIS AMOUNT	\$2,834.57
		12.18.23

Please Include Invoice Number on all Correspondence

Suncoast Rust Control, Inc.

8040 118th Avenue North
Largo, FL 33773

INVOICE

Date	Invoice #
1/1/2024	06558
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
1/31/2024	

Bill To
The Verandahs CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Qty	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	1,250.00	1,250.00
		01.04.24		

Thank you for your business.	Total: \$1,250.00
	Balance Due \$1,250.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
12/20/23		THE VERANDAHS CCC	
Billing Date	Sales Rep	Customer Account	
12/20/2023	Deirdre Bonett	45385	
Total Amount Due		Ad Number	
\$109.60		0000318551	

PAYMENT DUE UPON RECEIPT

DEC 27 2023

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/20/23	12/20/23	0000318551	Times	Legals CLS	Special BOC Meeting	1	2x45 L	\$105.60
12/20/23	12/20/23	0000318551	Tampabay.com	Legals CLS	Special BOC Meeting Affidavit Material	1	2x45 L	\$0.00 \$4.00
						12.27.23		

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
12/20/23		THE VERANDAHS CCC	
Billing Date	Sales Rep	Customer Account	
12/20/2023	Deirdre Bonett	45385	
Total Amount Due		Ad Number	
\$109.60		0000318551	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

THE VERANDAHS CCC
 ATTN: RIZZETTA & CO.
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

DEC 17 2023

STATE OF FLORIDA
COUNTY OF Pasco

ss

Before the undersigned authority personally appeared **Deirdre Benett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special BOC Meeting** was published in said newspaper by print in the issues of: **12/20/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold its regular monthly meeting on Wednesday, January 3, 2024, at 6:30 p.m. at the Verandahs Amenity Center located at 12375 Chenwood Ave., Hudson, Florida 34689.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. There may be occasions when one or more Supervisors will participate by telephone.

Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, by calling the District Manager at 813-994-1001, by email at scraft@rizzetta.com, or on the District website www.theverandahscdd.org.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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 CDD
Sean Craft, District Manager
Run Date: 12/20/2023

0000318551



Signature Affiant

Sworn to and subscribed before me this **12/20/2023**



Signature of Notary Public

Personally known or produced identification.

Type of identification produced _____



Tampa Bay Times
Published Daily

DEC 27 2023

STATE OF FLORIDA
COUNTY OF Pasco

1 ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special BOC Meeting** was published in said newspaper by print in the issues of: **12/20/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

Sworn to and subscribed before me this **12/20/2023**

[Signature]

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold its regular monthly meeting on Wednesday, January 3, 2024, at 6:30 p.m. at the Verandahs Amenity Center located at 12375 Chenwood Ave., Hudson, Florida 34669.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. There may be occasions when one or more Supervisors will participate by telephone.

Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, by calling the District Manager at 813-994-1001, by email at scraft@rizzetta.com, or on the District website www.theverandahscdd.org.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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 CDD
Sean Craft, District Manager
Run Date: 12/20/2023

0000318551



Withlacoochee River Electric Services

The Verandahs CDD

Summary Electric 12/23

Account #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
1573431	\$ 513.40	12/19/2023	1/12/2023	Public Lighting	53100	4307
1573432	\$ 3,191.39	12/19/2023	1/12/2023	Public Lighting	53100	4307
1573433	\$ 48.95	12/19/2023	1/12/2023	12013 Chenwood Ave -Sign	53100	4301
2026777	\$ 41.92	12/19/2023	1/12/2023	12414 Southbridge Ter	53100	4301
2095489	\$ 160.57	12/19/2023	1/12/2023	12375 Chenwood Ave - Clubhouse	53100	4304

Total \$3,956.23

Total by Co 4301 \$90.87 Utility Services
 4304 \$160.57 Recreational Facility
 4307 \$3,704.79 Area Lighting

Grand Total **\$3,956.23**

Account Number **1573431** Cycle **13**
 Meter Number
 Customer Number 10365384
 Customer Name **VERANDAHS CDD**

Bill Date **12/19/2023**
 Amount Due **513.40**
 Current Charges Due **01/12/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
 Service Classification **Public Lighting**

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
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Comparative Usage Information
Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



1 0 3 6 5 3 8 4

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Previous Balance **513.40**
 Payment **513.40CR**
 Balance Forward **0.00**

Light Energy Charge **30.83**
 Light Support Charge **32.97**
 Light Maintenance Charge **80.72**
 Light Fixture Charge **99.11**
 Light Fuel Adj 1,173 KWH @ 0.04000 **46.92**
 Poles (QTY 22) **220.00**
 FL Gross Receipts Tax **2.85**

Total Current Charges **513.40**
 Total Due **513.40** Please Pay

12.20.23

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	212 3	305 11	306 1	455 7	960 22

Bill Date: 12/19/2023

District: BP13

Use above space for address change ONLY.

1573431 **BP13**
 VERANDAHS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	01/12/2024
TOTAL CHARGES DUE	513.40
Total Charges Due After Due Date	521.10

Account Number **1573432** Cycle **13**
 Meter Number
 Customer Number 10365384
 Customer Name **VERANDAHS CDD**

Bill Date **12/19/2023**
 Amount Due **3,191.39**
 Current Charges Due **01/12/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
 Service Classification **Public Lighting**

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
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Comparative Usage Information
Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **3,191.39**
 Payment **3,191.39CR**
 Balance Forward **0.00**



1 0 3 6 5 3 8 4

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Light Energy Charge **269.84**
 Light Support Charge **252.82**
 Light Maintenance Charge **404.51**
 Light Fixture Charge **495.56**
 Light Fuel Adj 9,488 KWH @ 0.04000 **379.52**
 Poles (QTY 141) **1,366.00**
 FL Gross Receipts Tax **23.14**

Total Current Charges **3,191.39**
 Total Due **3,191.39** Please Pay

12.20.23

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	150 14	212 1	305 84	455 46	910 8
	205 1	220 1	306 1	456 1	960 133

Bill Date: 12/19/2023

District: BP13

Use above space for address change ONLY.

1573432 **BP13**
 VERANDAHS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	01/12/2024
TOTAL CHARGES DUE	3,191.39
Total Charges Due After Due Date	3,239.26

Account Number **1573433** Cycle 13
 Meter Number 40600972
 Customer Number 10365384
 Customer Name VERANDAHS CDD

Bill Date **12/19/2023**
 Amount Due **48.95**
 Current Charges Due **01/12/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 12013 CHENWOOD AVE
 Service Description SIGN
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
11/14	12059	12/14	12154				95	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2023	30	3
Nov 2023	29	1
Dec 2022	31	3

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



1 0 3 6 5 3 8 4

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*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Previous Balance 42.38
 Payment 42.38CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 95 KWH @ 0.05017 4.77
 Fuel Adjustment 95 KWH @ 0.04000 3.80
 FL Gross Receipts Tax 1.22

Total Current Charges 48.95
 Total Due Please Pay 48.95

12.20.23

Current Charges Due Date	01/12/2024
TOTAL CHARGES DUE	48.95
Total Charges Due After Due Date	53.95

Account Number **2026777** Cycle 13
 Meter Number 83430026
 Customer Number 10365384
 Customer Name VERANDAHS CDD

Bill Date **12/19/2023**
 Amount Due **41.92**
 Current Charges Due **01/12/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 12414 SOUTHBRIDGE TER
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
11/14	1351	12/14	1370				19	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2023	30	1
Nov 2023	29	1
Dec 2022	31	1

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **41.83**
 Payment **41.83CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 19 KWH @ 0.05017 **0.95**
 Fuel Adjustment 19 KWH @ 0.04000 **0.76**
 FL Gross Receipts Tax **1.05**

Total Current Charges **41.92**
 Total Due **41.92** Please Pay

12.20.23



1 0 3 6 5 3 8 4

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*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Current Charges Due Date	01/12/2024
TOTAL CHARGES DUE	41.92
Total Charges Due After Due Date	46.92

Account Number **2095489** Cycle 13
 Meter Number 79233048
 Customer Number 10365384
 Customer Name VERANDAHS CDD

Bill Date **12/19/2023**
 Amount Due **160.57**
 Current Charges Due **01/12/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 12375 CHENWOOD AVE
 Service Description CLUBHOUSE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
11/14	58215	12/14	59517				1302		

Comparative Usage Information

Period	Days	Per Day	Average kWh
Dec 2023	30	43	
Nov 2023	29	46	
Dec 2022	31	33	

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 164.46
 Payment 164.46CR
 Balance Forward 0.00



1 0 3 6 5 3 8 4

Customer Charge 39.16
 Energy Charge 1,302 KWH @ 0.05017 65.32
 Fuel Adjustment 1,302 KWH @ 0.04000 52.08
 FL Gross Receipts Tax 4.01

Total Current Charges 160.57
 Total Due Please Pay 160.57

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12.20.23

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Current Charges Due Date	01/12/2024
TOTAL CHARGES DUE	160.57
Total Charges Due After Due Date	165.57



INVOICE

INVOICE #	INVOICE DATE
TM 638874	1/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: The Verandahs CDD

Invoice Due Date: January 31, 2024

Invoice Amount: \$7,903.07

Description	Current Amount
Monthly Landscape Maintenance – January 2024	\$7,903.07
Part 1	\$7,443.07
Part 4	\$ 460.00

Invoice Total \$7,903.07

Received 01/15/2024

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.