

**MINUTES OF MEETING
VERANO #3
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Verano #3 Community Development Districts was held on Thursday, April 23, 2026, at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

William Fife
John Seifel
Luis Carcamo

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Darrin Mossing
Jere Earlywine
Kirsten Mood
Brandon Ulmer
Several Residents

District Manager
Governmental Management Services
Governmental Management Services
District Counsel
Kutak Rock, LLP
Mills, Short & Associates (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

Ms. Hinz Philippi stated she had received a resignation letter from Mr. Tim Smith yesterday stating he wished to resign from the Verano #3 CDD Board. She then asked for a motion to accept his resignation letter.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the resignation letter from Mr. Tim Smith to resign from Verano #3 CDD Board was approved.

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SECOND ORDER OF BUSINESS Organizational Matters

**A. Consideration of Appointment to Fill Unexpired Term(s) of Office(s) –
Seat #2 (11/2028)**

B. Oath of Office for Newly Appointed Supervisor(s)

Ms. Hinz Philippi asked the Board if there was anyone they wished to appoint to the unexpired term of office for seat #1.

Mr. Fife made a motion to appoint Josh Long to seat #1.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, appointing Josh Long to fill the unexpired term of office for seat #1 was approved.

Ms. Hinz Philippi then administered the oath of office to Mr. Josh Long for seat #1 for Verano #3.

C. Election of Officers

Ms. Hinz Philippi moved to the election of officers, read the current slate of officers into the record and stated the Board could rearrange the slate if they wished electing a chairman, a vice chairman and then the remaining Board members would serve as assistant secretaries.

Mr. Fife stated he would be fine with keeping the slate the same and adding Josh Long as an assistant secretary. He also asked Ms. Hinz Philippi if they should also to fill seat #2 at this time since the Board was converting to a resident controlled Board.

Ms. Hinz Philippi stated seat #2 was an open seat and asked if he had anyone to appoint at this time.

Mr. Fife then stated if anyone in the audience wished to be appointed to the Board they could do that now.

Mr. Benjamin Mann stated he would be interested in being on the CDD Board.

Mr. Fife made a motion to appoint Benjamin Mann to seat #2.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, appointing Benjamin Mann to fill the unexpired term of office for seat #2 was approved.

Ms. Hinz Philippi then administered the oath of office to Mr. Benjamin Mann for seat #2 for Verano #3. She then read the current slate of officers into the record once again, and

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asked for a motion to approve the slate of officers, adding Josh Long and Benjamin Mann as assistant secretaries.

Mr. Fife made a motion to keep the existing slate of officers the same, adding Josh Long and Benjamin Maan to serve as assistant secretaries.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Election of officers, keeping the existing slate of officers the same and adding Josh Long and Benjamin Mann as assistant secretaries was approved.

Mr. Earlywine then gave a brief overview to the new Board members relating to becoming public officials of the CDD Board, the requirements of new Board members regarding the Sunshine Law, the public records law, the conflict of interest form, the financial disclosure form, and the required 4 hours of ethics training annually.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 15, 2026 Meeting

Ms. Hinz Philippi presented the minutes from the January 15, 2026 meeting, asked for any comments, additions, corrections or deletions, and upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, the Minutes of the January 15, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi presented resolution #2026-06 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget. She then stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the July 16th or August 20th meeting and asked which date the Board would prefer.

(At this point there was a discussion among the Board members, Ms. Hinz Philippi and the attending audience relating to the proposed 3% increase in the budget)

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The Board agreed that August 20th would be the best date. Ms. Hinz Philippi then asked for any further comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Resolution #2026-06 approving the proposed Fiscal Year 2027 Budget with the proposed 3% increase and setting the Public Hearing on August 20, 2026 at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

B. Cost Share Agreement (Commercial Parcels)

1) Shops at Port St. Lucie, LLC

2) DK Central Park, LLC

Mr. Earlywine presented the cost share agreement for the commercial parcels with the Shops at Port St. Lucie, LLC and DK Central Park, LLC and gave a brief explanation stating these parcels would be taken out of the District #3 and the District would have a cost share agreement with them since they were receiving the benefit of connecting to the drainage system so the commercial parcels would continue to pay that small contribution towards the budget through the cost share agreement. He then asked for any questions or comments and upon hearing none, he asked for a motion to approve the cost share agreement for both commercial parcels in substantial final form.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the Cost Share Agreement (Commercial Parcel) with Shops at Port St. Lucie, LLC and DK Central Park, LLC in substantial final form was approved.

FIFTH ORDER OF BUSINESS

Discussion of:

A. Rules

Mr. Earlywine stated his office prepares the Rules of Procedures for all the CDD Districts they represent and they also monitor the annual legislation sessions. He also stated the intention of these rules was to update all the Rules of Procedures, which were more technical in nature than anything else so the Board would need to approve them at this time and set a public hearing for August 20, 2026.

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On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the Rules of Procedure as stated on the record and setting a public hearing for August 20, 2026 at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

B. Procedures for the General Election

Ms. Hinz Philippi presented the procedures for the general election which were included in the agenda package and stated there were two seats coming up for election in November, seat #1, Josh Long, and seat #5, Luis Carcamo. She also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th and they would need to qualify during that time period with the Supervisor of Elections if they wished to run again for their seats. Ms. Hinz Philippi then stated that if they had any questions, they could call the Supervisor of Elections.

Mr. Fife also stated they would have the HOA send out an email to all the homeowners letting them know to go to the CDD website or the Supervisor of Elections website for additional information.

C. Second Amended & Restated Interlocal Agreement

Mr. Earlywine stated this item was discussed at previous meetings with the Board and was put on the agenda as a draft form just for review purposes. He then made some additional comments relating to the agreement stating previously there had been one interlocal agreement that governed all 6 Verano CDDs and it was very vague on how things were supposed to work for each individual CDD, so this would make it easier going forward. He also stated the basic concept of the agreement would be that the stormwater system would be a master improvement under Verano #5 since they have the agreement with the city for rebates and maintenance, and the spine road that was shared between Verano #2, #3, and #4 would be separated out. Mr. Earlywine also made a few additional comments relating to this item as well.

SIXTH ORDER OF BUSINESS

Ratification of:

- A. Kolter Land, LLC Contract for Acquisition of Tot Lot Improvements**
- B. CDD Drainage Installation with Florida Irrigation Service**
- C. Street Signs Proposal with Onsite Industries**
- D. Mosquito Control Services with Clarke Environmental**

Ms. Hinz Philippi presented items A through D listed above for ratification and stated these items were previously approved by the Board at a prior meeting and were just being

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brought back to the Board for ratification of the District's records. She then asked for any questions or comments, and upon hearing none, asked for one motion to ratify items A through D.

Mr. Fife stated that item B listed above with Florida Irrigation Service for drainage installation in the amount of \$25,000 was not approved at the last meeting, and after meeting with the vendor it was determined that was not the correct method to take, so that item should be omitted and not ratified.

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, ratifying items A, C, and D listed above as stated on the record was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer – Lake Bank Preservation Report

Ms. Hinz Philippi presented the lake bank preservation report and gave a brief explanation stating this report was provided for remediation of any lake bank preservation concerns in the future. She also stated the District engineer was evaluating all the lakes and any erosion areas would bring back some proposed solutions for improving the lake banks to prevent erosion and any future restorations.

C. Field Manager

1) Monthly Report

2) Central Park Freeze Report

3) Discussion of Lifestyle Management – Central Park April Events

4) Estimate #2349 Refurbishment of Mailboxes

5) Roof Replacement Quotes

Mr. Hans gave a brief update on some of the items listed on the field manager's report, stating he was working with the District Engineer, Brandon Ulmer, on some of these items to formulate a plan to solve the drainage issues within the community. He also stated that right now he was working on scheduling for surveys to be done in those areas, and Mr. Ulmer would be putting together a full set of plans to restore the areas to their original condition and function, which would consist of adding a swale, lowering the height of the drains so the water could drain off.

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Mr. Hans also stated that when he was at the clubhouse last week, he saw a couple of rats that run by the front door and previously the pest control services were taken care of by Charles Cleaning Service, and when they switched over to the in-house maintenance guy they added treating for bugs to his scope of work, but treating for rats was outside of his normal scope of work. Mr. Hans stated he did obtain a proposal from Rapid Pest Control, which was a vendor they used in other Districts and they do a good job, however the proposal was not included in the agenda package because he had just received it. He stated the amount for the service would be \$165 per month for pest control services, or \$2,209 annually which included the startup cost of \$229 and they would take over the treatment for bugs, and it would also include 10 rodent bait station throughout the clubhouse facility.

(At this point there was a discussion among the Board members, District staff and Mr. Hans relating to this item)(Mr. Fife stated he was fine with the proposed amount for now but, would also like to see pest control over by the tennis court area as well)(Mr. Hans said he would obtain a proposal for the tennis court area and bring that back to the next meeting)

Mr. Hans then asked for a motion to proceed with the pest control services in the amount of \$2,209 annually.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing a not to exceed amount of \$2,209 annually, including initial setup cost of \$229, for the first year of pest control services at the clubhouse amenity center was approved.

Mr. Hans then moved on to the central park freeze damage report throughout the community and gave a brief explanation of this item. He indicated the printout he provided to the Board showed a breakdown of the 3 vendors who bid on the project and what they would charge per plant. Mr. Hans then gave a brief summary of the different bids per vendor and recommended Florida Exotic since they were the current maintenance company and their prices were in line per plant versus the other vendors so it would make more sense to go with them and all vendors were offering a 90-day warranty on the plants due to the irrigation already being in place.

(At this point there was a discussion among the Board members and Mr. Hans relating to this item)

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On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from Florida Exotic for landscape replacement of freeze damaged trees including the replacement of dead trees at a not to exceed amount of \$150,000 and authorizing staff to try and negotiate a 6 month warranty period was approved.

Mr. Hans then moved down the agenda to items #4 and #5, estimate #2349 for the refurbishment of mailboxes and the roof replacement quotes, and gave a brief explanation of each item. He stated the proposal for the mailbox refurbishment was included in the agenda on page 260 from Mailbox and Sign Solutions in the amount of \$32,300 at a rate of \$500 per mailbox unit, and was the only company he could find that specialized in mailbox refurbishment. He then gave a brief summary of his discussions with different vendors regarding this issue, who couldn't offer any solution for the project. He also gave a quick summary of the three roof replacement quotes he received, stating Rhino Roofing came in far and above the other two quotes and have been in business over 30 years.

(At this point there was a discussion among the Board members and Mr. Hans relating to this item)

Ms. Hinz Philippi then asked for a motion to approve both vendors, one for mailbox refurbishment and one for roof replacement, and have the Board approve to negotiate with the current vendor, Pillar Construction, for the purpose of the amounts to be paid to the other vendors.

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting Estimate #2349 from Mailbox and Sign Solutions in the amount of \$32,300 for refurbishment of mailboxes and the estimate from Rhino Roofing and Construction in the amount of \$9,045 for the Central Park roof replacement and also authorizing staff to negotiate with Pillar Construction for the amount of the estimates was approved.

Mr. Hans then moved back to item #3, discussion of lifestyle management, Central Park April events, and indicated on page 258 of the agenda was a calendar of events for the month of May, stating the month of April was listed in error on the agenda page. He also stated an events attendance report showing the attendance over the past 2 months for some

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of the previous events, which was for informational purposes for everyone to know what was going on in the community.

(At this point there was a discussion among the Board members and Mr. Hans relating to this item)(The Board requested to receive the calendar of events before every meeting so the Board can see what's going on)

D. Manager

1) Lake Restoration Proposals

Ms. Hinz Philippi stated this item had already been discussed earlier at this meeting.

2) Number of Registered Voters in the District – 1,376

Ms. Hinz Philippi then announced the number of registered voters in the District as 1,376 and stated this was just for informational purposes since the Board had already transitioned to a residential Board.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi presented the check run summary and the unaudited financials and asked for any comments or questions. Upon hearing none, she asked for a motion to accept the financials.

On MOTION by Mr. Seifel seconded by Mr. Seifel with all in favor, the check run summary and the unaudited financial were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests; there were none at this time. She then asked if there were any audience comments.

A resident asked a question about the mailbox repainting structure and when that would take place and if there would be lighting installed as well. She also stated there was an ongoing issue at the amenity center with smelly water in the sinks.

Mr. Hans stated the smelly water was coming from the water heater system, and they've bypassed the water heater for the conference room, so the water is no longer smelly since that was shut down. He also made some additional comments as well.

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Another resident made a comment relating to items being postponed and several CDD Board meetings being canceled and wanted to know how business gets conducted that way and did the Board intend to cancel the remaining meetings for the balance of the year until the new elections took place, and what was the plan for that.

Mr. Fife stated there were a few required meetings that need to take place such as the proposed budget and the adopted budget meetings, and there was also an expense when having the meetings as well so not having meetings saves money for the residents and the community as a whole.

Ms. Hinz Philippi also stated money is saved due to not having to advertise the meetings, and every time the Board meets there's a cost for business to happen so if there is no business the meeting is canceled and the Board does not meet.

TENTH ORDER OF BUSINESS**Adjournment**

Ms. Hinz Philippi stated if there was nothing else to discuss, she would need a motion to adjourn the meeting.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, the meeting was adjourned.

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Andressa Hinz Philippi
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Secretary / Assistant Secretary

DocuSigned by:
W Fife
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Chairman / Vice Chairman

Certificate Of Completion

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Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Andressa Hinz Philippi
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Signature Adoption: Pre-selected Style
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William Fife

WFife@brookfieldkolter.com

Chair

William Fife

Security Level: Email, Account Authentication (None)

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Signature Adoption: Drawn on Device
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Signed: 9/4/2026 4:33:58 PM

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Payment Events	Status	Timestamps