

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

The regular meeting of the Board of Supervisors of the Verano #3 Community Development Districts was held on Thursday, January 15, 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
Jere Earlywine
Several residents

District Manager
Governmental Management Services
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

Ms. Hinz Philippi indicated she had just received a resignation letter from Mr. Darren Weimer and asked the Board to accept his resignation letter.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the resignation letter from Mr. Darren Weimer was approved.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
October 30, 2025 Meeting**

Ms. Hinz Philippi presented the minutes from the October 30, 2025 meeting, asked for any comments, additions, corrections or deletions, and upon hearing none, asked for a motion to approve the minutes.

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On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, the Minutes of the October 30, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 3, the public hearing to adopt the rules and asked for a motion to open the public hearing.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Hinz Philippi asked if there were any public comments or discussion regarding the rules.

Mr. Earlywine gave a brief overview relating to the rules stating the rules were advertised and are very similar to Verano #2 rules which were also being worked on at the same time. He also stated he had spoken with Mr. Magett, CDD Board member from Verano #2, regarding the rules and there were a couple of changes. Mr. Earlywine stated Mr. Magett had spoken with the HOA folks to find out what they wanted in the rules, and the first thing was having street parking. So it was suggested that people wanted to be able to park on the street in a safe way not blocking emergency vehicles, etc. Mr. Earlywine then stated the city already had some very comprehensive parking rules in place and so the Board would just be adopting those general rules. He also stated he had revised the city's parking rules for CDD's streets. Mr. Earlywine then stated with respect to the clubhouse amenity that was a different scenario, and the clubhouse would have no overnight parking, and towing would be between 10:00 p.m. and 6:00 a.m.

(At this point there was a discussion among the Board members, Mr. Earlywine, District staff, and the attending audience relating to this item)(Mr. Earlywine would provide the updated version of the adopted rules and the executed agreement with the city)

C. Consideration of Resolution #2026-05 Adopting the Rules

Ms. Hinz Philippi presented resolution #2026-05, adopting the rules, gave a brief explanation of the resolution and asked for any questions or comments. Upon hearing none, she asked for a motion to adopt resolution #2026-05.

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On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Resolution #2026-05 Adopting the Rules with the indicated changes as stated on the record was approved.

D. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Ratification of:

- A. Addendum to Lake Maintenance Agreement with Solitude Lake Management, LLC**
- B. Master Services Agreement with Flock Group, Inc.**
- C. Holiday Lighting Installation Services Agreement With Holiday Seasonal Lights, LLC**
- D. Agreement for Engineering Services with Mills, Short Associates, LLC**
- E. Amendment to Agreement for Cleaning Services with Charles Cleaning Services, LLC**

Ms. Hinz Philippi presented ratification of Addendum to Lake Maintenance Agreement with Solitude Lake Management, LLC, Master Services Agreement with Flock Group, Inc., Holiday Lighting Installation Services Agreement with Holiday Seasonal Lights, LLC, the Agreement for Engineering Services with Mills, Short Associates, LLC, and Amendment to Agreement for Cleaning Services with Charles Cleaning Services, LLC and stated these items were previously approved by the Board at a prior meeting and she was just bringing them back for ratification of the District’s records. She then asked for any questions or comments, and upon hearing none, asked for a motion to ratify items A through E.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, ratifying items A through E listed above was approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending in September 30, 2025

Ms. Hinz Philippi presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025 and gave a brief explanation relating to this item. She then asked for any questions or comments and upon hearing none, asked for a motion to accept.

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On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Hinz Philippi presented the audit for fiscal year ending September 30, 2025 and gave a brief explanation relating to this item stating it was a clean audit. She then asked for any questions or comments and upon hearing none, asked for a motion to accept.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine gave some historical background on the interlocal agreements among the various Verano CDDs and stated as time progressed the Verano projects were all under different contexts, some were resident controlled, some were just being developed and over time each District wanted to take on the responsibilities for its own CDD improvements and manage it themselves. Mr. Earlywine then stated he would bring back an amendment to the interlocal agreement that addresses bond issuances, changing the boundaries of various Districts, and other various items.

B. Engineer

There not being any report, the next item followed.

C. Field Manager

- 1) **CDD Drainage Installation with Florida Irrigation Service**
 - a) **Clubhouse**
 - b) **Lift Station**
 - c) **Community Development District**

Mr. Hans gave a summary on the field manager's report stating he received a few proposals from Dmitry Gulyamov for these items and they were trying to get a couple of comparative bids, however, they did not receive them in time for the agenda. He also stated they had some drainage installation issues around the community and the first was for the clubhouse. He then gave a brief explanation relating to the clubhouse drainage proposal

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which was included in the agenda on page 120 in the amount of \$4,309.70. Mr. Hans also stated they received a second bid from Florida Irrigation for the lift station on Roma Way near the clusia hedge that was dying to add french drains, tie into the existing drainage and reroute the water in the amount \$5,399.64. Mr. Hans also stated the final proposal from Florida Irrigation was for \$25,408 to cover the areas behind the homes where they meet each other and during the rainy season it becomes very swamp-like back there.

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting the proposal from Florida Irrigation Services for drainage installation in 5 separate locations around the clubhouse in the amount of \$4,309.70 for Verano #3 was approved.

Mr. Seifel stated for the lift station proposal, after talking with Dmitry it was discovered the east side part of the drain did not connect back to the west side to get to the inlet, so the water was going out into the field.

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting the proposal from Florida Irrigation Services for the lift station drainage on Roma Way not to exceed \$7,000 for Verano #3 was approved.

Mr. Seifel then stated the last one for the \$25,000, he requested this item be brought back to the next meeting with additional pricing including a map of exactly where the various locations are.

2) Street Signs Proposal with Onsite Industries, LLC

Mr. Hans gave a brief explanation of the proposal from Onsite Industries stating they did reach out to other companies to get some additional proposals but did not receive them in time. He also stated this proposal was missing an additional 4 locations that should be on there but, he would like to get the Board's approval for the purchase price of the signs which was \$1,226 per sign and labor installation costs as well.

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting the proposal from Onsite Industries, LLC to install street signs at Central Park not to exceed \$1,226 per sign for Verano #3 as stated on the record was approved.

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3) CDD Easement Pebbles Installation with Florida Exotic Landscaping Irrigation

Mr. Hans gave a brief explanation on the proposal for CDD easement pebble installation from Florida Exotic Landscaping stating this would go hand in hand with the french drains that would be installed in the areas behind the homes. He also stated the bid provided would be to add 80 cubic yards of brown river rock and the rate to install that would be \$415 per cubic yard for a total amount of \$33,200. Mr. Hans also stated he could bring back additional bids for this project to the next meeting if the Board desired.

(At this point there was a brief discussion among the Board members and Mr. Hans relating to this item)(The Board agreed to table this item and for staff to obtain additional proposals to bring back to the next Board meeting)

4) Mosquito Control Services with Clarke Environmental Mosquito Management Inc.

Mr. Hans then gave a brief explanation relating to the proposal for mosquito control with Clark Environmental Mosquito Management, Inc. which was included in the agenda in the amount of \$3,696.50 per month. He stated he requested estimates a while ago, and he received a few different bids but, this was the only vendor that came back with an option for CDD coverage with foggers, and spray around the lakes to treat for mosquitoes.

(At this point there was a brief discussion among the Board members and Mr. Hans relating to this item) (The Board requested Mr. Earlywine to prepare an agreement, and Mr. Hans would obtain the COI and W-9 Form for execution of the agreement, as well as inform the residents of the timeframe for the project)

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from Clarke Environmental Mosquito Management, Inc. in the amount of \$3,696.50 per month for 3 months starting in March, 2026 for Verano #3 was approved.

D. Manager

Ms. Hinz Philippi stated she is working with the District attorney and Mr. Seifel on the damages of mailbox project that the vendor had done due to the fact the work was unacceptable to the District. She also stated they are reviewing all the damages and everything that happened and with the attorney's assistance they are working on getting estimates to repair the damages.

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Mr. Earlywine made a few additional comments relating to this item and stated they also held back some of the monies due to the vendor to ensure a resolution to this matter.

EIGHTH ORDER OF BUSINESS Financial Reports

- A. 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. Fife 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 for any audience comments.

A resident made a comment relating to the appearance of Inspiration Park, the landscaping, the grass, the tennis courts, the dog park, and the pressure washing.

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.

DocuSigned by:

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 Secretary / Assistant Secretary

DocuSigned by:

 21AABD855FB74D4...
 Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 668A99D4-4BFD-80BD-8374-7087C2E81EE9
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 Document Pages: 8
 Certificate Pages: 2
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 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

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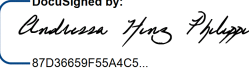
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Signer Events

Andressa Hinz Philippi
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 Assistant Secretary
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 (None)

Signature

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 Signature Adoption: Pre-selected Style
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William Fife
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 Board Chair
 William Fife
 Security Level: Email, Account Authentication
 (None)

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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	5/11/2026 12:24:42 PM
Signing Complete	Security Checked	5/11/2026 12:25:43 PM

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Payment Events	Status	Timestamps