

**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, October 17, 2024, at 10:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Josh Hoot
Derek Fenech
Scott Morton
William Fife

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Rich Hans
Andressa Hinz Philippi
Matthew Hans
Susan Garrett
Tom McGowan
Jon Seifel
Several Residents

District Manager
Governmental Management Services
Governmental Management Services
District Counsel
District Engineer
Kolter Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Rich Hans called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
September 19, 2024 Meeting**

Mr. Rich Hans presented the minutes from the September 19, 2024 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. Morton seconded by Mr. Fenech with all in favor, the Minutes of the September 19, 2024 Meeting were approved.

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THIRD ORDER OF BUSINESS**Consideration of Resolution #2025-01 Joint Delegation Resolution**

- A. Form of Bond Purchase Contract**
- B. Draft Copy of Preliminary Limited Offering Memorandum**
- C. Form of Continuing Disclosure Agreement**
- D. Form of The Thirteenth Supplemental Trust Indenture**

Mr. Rich Hans presented resolution #2025-01 the joint delegation resolution, gave a brief overview of the resolution and stated that Mr. Sanford was no longer on the phone but, had previously given a brief explanation of the specific terms and parameters of the bonds, and all other documents related to the resolution at the Verano #2 CDD meeting for Pod D7. Mr. Rich Hans then asked for any comments or questions and upon hearing none, asked for a motion to adopt resolution #2025-01.

On MOTION by Mr. Morton seconded by Mr. Hoot with all in favor, Resolution #2025-01 the Joint Delegation Resolution was approved.

FOURTH ORDER OF BUSINESS**Ratification of First Amendment to Lake Maintenance Agreement with Solitude Lake Management, LLC**

Mr. Rich Hans presented the ratification of the first amendment to lake maintenance agreement with Solitude Lake Management.

Ms. Hinz Philippi gave a brief explanation of this item stating this was previously approved by the Board at the last meeting and was just being brought back for ratification.

Mr. Rich Hans then asked for any questions or discussion and upon hearing none, he asked for a motion to ratify the agreement.

On MOTION by Mr. Morton seconded by Mr. Hoot with all in favor, ratifying the First Amendment to Lake Maintenance Agreement with Solitude Lake Management, LLC was approved.

FIFTH ORDER OF BUSINESS**Discussion of Mailbox Shade Structure**

Mr. Rich Hans presented the discussion of the mailbox shade structure and asked for any discussion or comments.

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Mr. Matthew Hans also made a few additional comments relating to the discussion at the last meeting to get permitting for the other options and he reached out to the county for permitting requirements and they requested a change in the site plan to add that particular item. He also stated that after speaking with Mr. Seifel it was suggested to hold off on this item to see what he could come up with on his end, so the mailbox item was currently at a standstill at this time.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Amenity Attendant and Lifestyle Coordinator with FirstService Residential

Mr. Rich Hans presented the proposal for amenity attendant and lifestyle coordinator with FirstService Residential and asked Ms. Hinz Philippi for an explanation relating to this item.

Ms. Hinz Philippi gave a brief update relating to this item stating after the last meeting she had spoken with Mr. Fife and Mr. Seifel, and they suggested looking at the request more closely regarding an amenity attendant to see if there were any excess funds in the budget to cover this. Ms. Hinz Philippi stated there were funds in the budget to cover the item.

(At this point there was a discussion among the Board members, District staff, Mr. Seifel and the attending audience relating to this item) (The Board agreed to move forward with the attendant and the lifestyle coordinator at 20 hours per week on an hourly rate for a 3-month trial basis to start)

On MOTION by Mr. Morton seconded by Mr. Hoot with all in favor, accepting the proposal for amenity attendant and lifestyle coordinator with FirstService Residential at an hourly rate of 20 hours per week for a 3-month trial basis was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

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C. Field Manager – Monthly Report

Mr. Matthew Hans gave a brief update on the field manager's report stating the pool was currently closed for diamond bright repairs, and also the Wi-Fi cables would be installed next week to set up Wi-Fi throughout the entire clubhouse area, and the replacement air blower for the air hockey table would be coming in this week as well.

D. Manager

There not being any report, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Hans presented the check run summary and the unaudited financials and asked for any comments or questions. Upon hearing none, he asked for a motion to accept the financials.

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

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Rich Hans asked for any Supervisor's requests, there were none at this time. He then asked for any audience comments.

Ms. Barbara Bordino asked for further clarification relating to the mailbox shade structure so she could give some explanation to the residents who were asking about it.

Mr. Matthew Hans stated that a site plan revision would probably take about 6 months to get approved before anything could move forward.

(At this point there was a discussion among the Board members, District staff, and the attending audience relating to this item)

Mr. Stacey Sofoul also asked if audience comments were included in the minutes and where the minutes were posted so he could see them.

Mr. Rich Hans stated that audience comments are included in the minutes and if he wished to make a request for the minutes, they would be provided to him, and the minutes would also be posted on the website as well.

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Mr. Stacey Sofoul also made some additional comments relating to enforcing the HOA rules and regulations within the community regarding parking across the sidewalks, parking on the street on both sides, and overnight parking and perhaps consider installing a few signs indicating the allowable parking.

(At this point there was a discussion among the Board members, District staff, and the attending audience relating to this item)

TENTH ORDER OF BUSINESS

Adjournment

Mr. Rich Hans asked if there was any further business to discuss, and upon not hearing any, he asked for a motion to adjourn the meeting.

On MOTION by Mr. Hoot seconded by Mr. Morton with all in favor, the meeting was adjourned.

DocuSigned by:

Andressa Hinz Philipp

Secretary / Assistant Secretary

Signed by:

W. Fife

Chairman / Vice Chairman