

# **Verano #3**

## **Community Development District**

### **Revised Meeting Agenda**

Seat 4: William Fife – (C.)	
Seat 3: Jonathan Seifel – (V.C.)	
Seat 1: Tim Smith – (A.S.)	
Seat 5: Luis Carcamo – (A.S.)	
Seat 2: Darren Weimer – (A.S.)	

**Thursday**  
**August 21, 2025**  
**10:00 a.m.**

**Verano Social Clubhouse**  
**10291 SW Visconti Way, Port St. Lucie, FL**  
**Microsoft Teams**  
**Meeting ID: 221 658 881 196 and Passcode: EL6Ak9xT**  
**1 872-240-4685 and Phone Conference ID: 327 042 38#**

1. Roll Call
2. Approval of Minutes of the April 17, 2025 Meeting
3. Public Hearing to Adopt the Fiscal Year 2026 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2025-08** Annual Appropriation Resolution
  - D. Consideration of **Resolution #2025-09** Levy of Non Ad Valorem Assessments
  - E. Motion to Close the Public Hearing
4. Ratification of:
  - A. Consulting Agreement with FirstService Residential Florida, Inc.
  - B. Hoover Maintenance Agreement, MA#7287 with Hoover Pumping Systems
5. **Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025**
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager
    - 1) Monthly Report
    - 2) Discussion On Amenity Policies and Procedures
    - 3) Security Guard Proposals
      - a. **National Security Service, LLC**
      - b. **All Florida Security Services**
    - 4) Mulch Proposals
      - a. **Florida Exotic Landscaping Irrigation**

b. Florida Mulch, Inc.

5) Camera(s) Proposal with Safetouch Security

6) Discussion To Authorize the HOA To Enforce Parking Rules on Roadways

D. Manager

1) Number of Registered Voters in the District – **1,040**

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

3) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

4) Form 1 Financial Disclosure Due July 1, 2025

5) Reminder to Complete Annual Ethics Training by December 31, 2025

6) Proposal for Increasing Field/Amenity Hours with CALM IV

7) Proposal for Janitorial Services/Handyman with CALM IV

8) Proposal for Attorney Services with KutakRock

9) Discussion on Pool Attendance Personnel Effectiveness

7. Financial Reports

A. Check Run Summary

B. Acceptance of Unaudited Financials

8. Supervisors Requests and Audience Comment

9. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.verano3cdd.com>***