

**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, August 20, 2026, at 12:00 p.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

William Fife

Josh Long

Luis Carcamo

Benjamin Mann

Chairman

Assistant Secretary

Assistant Secretary

Assistant Secretary

Also present were:

Andressa Hinz Philippi

Matthew Hans

Jere Earlywine

Enola Harrison

Several Residents

District Manager

Governmental Management Services

District Counsel

Resident

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
April 23, 2026 Meeting**

Ms. Hinz Philippi presented the minutes from the April 23, 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. Carcamo with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

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

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-08 Adopting the Rules

Ms. Hinz Philippi asked for any public comment or discussion relating the rules. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-08 and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated every 3 to 5 years the Rules of Procedures are updated to coincide with any changes in the State Statutes. He then gave a brief summary of some of the recent changes to the Rules.

Ms. Hinz Philippi then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-08 Adopting the Rules 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. Carcamo with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution #2026-10
Rules Amenities Facilities**

Ms. Hinz Philippi presented resolution #2026-10 rules amenities facilities and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

Mr. Hans made a few additional comments on this item stating there were two main rule changes, one was to clarify the rule on how many people per household could come to the clubhouse at a cap of 6 people. He also stated the other rule change was the food policy

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of the clubhouse limiting food to light snacks only, no big gatherings for chicken wings, pizza, cake, etc. to make it easier for the security guards to enforce the rules.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-10 Rules Amenities Facilities was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 5, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

Ms. Hinz Philippi asked for any public comment or discussion relating to the 2027 budget.

A resident asked if there was money allocated in the budget to upgrade the playground area and include more equipment for the children and make it ADA compliant.

Mr. Hans stated there was no specific line item in the budget for adding anything to the playground, however they have obtained proposals to add shade to the playground area which would be discussed later.

Another resident asked what the \$1,300 assessment was for.

Mr. Hans stated it was for the operating budget of the CDD which was subject to change each fiscal year to pay for the landscape maintenance, the road maintenance, the lake maintenance, reserves, etc.

Ms. Hinz Philippi asked if there were any other public comments or discussion on the budget. Hearing no other questions, she moved to the next item.

C. Consideration of Resolution #2026-11 Annual Appropriation Resolution

Ms. Hinz Philippi then moved on to resolution #2026-11, the annual appropriation resolution and gave a brief explanation of this item and asked for any comments or questions. Upon hearing none, she asked for a motion to adopt the resolution.

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On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-11 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-12 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2026-12 levy of Non Ad Valorem Assessments and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-12 the Levy of Non Ad Valorem Assessments was approved.

E. 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. Carcamo with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution #2026-13
Authorizing Actions to Implement
Capital Improvement Plan**

Ms. Hinz Philippi presented resolution #2026-13 authorizing actions to implement capital improvement plan included in the agenda and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated this was a standard resolution that is usually done with all their Districts, however, this item was never done for this particular District. He then gave a brief summary of the resolution at this time. Mr. Earlywine then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-13 authorizing actions to implement Capital Improvement Plan was approved.

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SEVENTH ORDER OF BUSINESS Appointment of Audit Selection Committee

Audit Selection Committee Meeting

- A. Opening Audit Selection Committee Meeting**
- B. Roll Call**
- C. Selection of Criteria for Evaluation**
- D. Authorizing of RFP**
- E. Adjournment**

Ms. Hinz Philippi presented the appointment of the audit selection committee and recommended the entire Board of Supervisors serve as the audit selection committee. She then asked for any comments or questions and upon hearing none, asked for a motion to open the audit selection committee meeting.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, opening the Audit Selection Committee meeting was approved.

Ms. Hinz Philippi stated the roll call had been taken earlier at the start of the regular Board meeting and those were the same individuals now serving as the audit selection committee. She then moved on to item C, selection of criteria for evaluation and gave a brief explanation of the criteria. Ms. Hinz Philippi then asked for any comments or questions and upon hearing none, asked for a motion to accept the criteria.

On MOTION by Mr. Carcamo seconded by Mr. Fife with all in favor, accepting the criteria for evaluation was approved.

Ms. Hinz Philippi moved to item D, authorization of RFP and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to authorize the RFP.

On MOTION by Mr. Carcamo seconded by Mr. Fife with all in favor, authorizing staff to advertise the RFP was approved.

Ms. Hinz Philippi then asked for a motion to adjourn the audit selection committee meeting.

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On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, the Audit Selection Committee meeting was adjourned.

EIGHTH ORDER OF BUSINESS

Consideration of:

A. Agreement Regarding Irrigation Water with Crosstown Commons Community Association, Inc.

Ms. Hinz Philippi presented the agreement regarding irrigation water with Crosstown Commons Community Association, Inc.

Mr. Hans stated that should not be Crosstown Commons, it should be for Verano #3 Central Park POA.

Mr. Earlywine also made a few additional comments stating this agreement needed to be corrected with the correct entity name which he would go back and revise because Crosstown Commons was actually for Verano #2, so this item could be tabled by the Board and brought back to the next meeting.

Ms. Hinz Philippi stated the Board could approve the agreement in substantial final form and have Mr. Earlywine review the document and bring it back with the corrected entity name to the next meeting.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting the agreement regarding irrigation water with Central Park Community Association in substantial final form with District Counsel correcting the entity name was approved.

B. Services Agreement with Solitude Lake Management, LLC

Ms. Hinz Philippi presented the services agreement with Solitude Lake Management and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve.

On MOTION by Mr. Carcamo seconded by Mr. Fife with all in favor, accepting the Services Agreement with Solitude Lake Management, LLC for lake maintenance service for Verano #3 was approved.

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NINTH ORDER OF BUSINESS

Ratification of:

- A. Agreement for Services by and between Verano #3 Community Development District and Rocket Pest Control, LLC**
- B. Landscape Agreement with Florida Exotic a Landscape Company, Inc.**
- C. Agreement for Traffic Enforcement and CDD Roads by and between the City of Port St. Lucie and Verano #3 Community Development District**

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

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

TENTH ORDER OF BUSINESS

Lifestyle Management Report

- A. Dance Fit & Aqua Fit Proposal**
- B. Event Attendance Report**

Ms. Hinz Philippi presented the Lifestyle Management report and asked Natalie if she had anything to report on this item. Ms. Natalie stated she had nothing to report.

Mr. Hans stated that Jerry the lifestyle coordinator was requesting permission from the Board for an aqua aerobics group to be hosted at the clubhouse, it would be free to residents but they are asking for the CDD to pay the instructor \$60 for each session.

Ms. Hinz Philippi asked how many people would be attending. Mr. Hans stated it did not specify how people would be in attendance, it would just be open to the community bi-weekly. She also stated that item B, event attendance report, was just for informational purposes for the Board.

(At this point there was a discussion among the Board members, Mr. Hans, Ms. Hinz Philippi and the attending audience relating to this item)(The Board agreed to table this item and have staff get some additional information)

ELEVENTH ORDER OF BUSINESS

Approval of Reimbursements for Board Members

Ms. Hinz Philippi presented the approval of reimbursements for Board members and stated she did not know why this was placed on the agenda, it might have been carried over from Verano #1 because they have a resident Board.

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TWELFTH 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.

C. Field Manager**1) Monthly Report**

Mr. Hans gave a brief update on some of the items listed on his field manager's report and stated the areas behind some homes where the drainage issues are, the surveys for those had been completed and the District engineer was working on a new drainage plan for those areas to bring back to the Board at the next meeting for approval. He also made a few additional comments relating to repairs of the splash pad, Ramco being onsite to work on the access system, the replacement of the sim cards in the readers, etc.

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

2) Consideration of Approval of Proposal for Shade Structure:**a. Creative Shade Solutions****b. Atlantic Structural, LLC**

Mr. Hans then moved down to item #2 approval of proposals for shade structure stating he had requested 6 different companies to bid, however, only 2 came back with pricing. He also stated it would be a 35' X 65' shade structure over the playground and the least expensive option was the one for \$64,150, the other proposal came in at \$70,000. Mr. Hans indicated this would be something that could be done in the fall and so this item could be tabled to the next meeting to see if any other companies respond with better pricing.

(At this point there was a discussion among the Board members, Mr. Hans and the attending audience relating to this item)(The Board agreed to table this item to the next meeting)

Mr. Hans indicated he had a couple of other items to discuss that did not make it on the agenda and stated he was aware of some slip and falls in the community in relation to some of the sidewalks. He also stated he was working with the District engineer, Brandon Ulmer and Chris from his office due to some of the areas being in low spots and that the sidewalks had not been pressure washed since January so now would be the time to do it

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again. He also stated he had reached out to the same company that had previously done the pressure cleaning and their last proposal came in \$10,000 cheaper than any of the other bids, however this time they were requesting an increase of 7% which was still significantly less than any of the other companies.

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

Ms. Hinz Philippi stated this was a maintenance item and the Board could approve it if they wanted to move forward with it. She then asked for a motion to approve the proposal for pressure cleaning.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting proposal #10179 from Pressure Perfection for pressure cleaning the entire community in the amount of \$10,925 was approved.

Mr. Hans then stated he had a proposal to finish off the street signs in the community at the same rate as before for all the remaining signs in the community which includes the signs for the townhome section and the signs would be installed at a later time when the developer had completed construction. These signs would also replace the 5 remaining handicap signs in the clubhouse parking lot, a few remaining speed limit signs that were not yet taken care of, as well as the remaining street signs on the intersections that were needed for the amount of \$31,255.15.

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

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, approving the proposal from Onsite Industries for community signage replacement and installation in the amount of \$31,255.15 was approved.

Mr. Hans then indicated he had a proposal from Florida Exotic and stated when they were doing the plant install they had miscounted for the backside of the Crosstown Parkway wall which was approximately 400 clusia short for that area, so the proposal would finish off that wall area, install the remaining clusia for \$12.50 per plant, removing any debris and cleaning up the area

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

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, approving the proposal from Florida Exotic for mulch at the Crosstown Parkway wall in the amount of \$5,000 was approved.

Mr. Hans then indicated he had a proposal from Florida Mulch, Inc. for mulch installation throughout the community and this was the same company that did the mulch last year and they were keeping the same rate as the previous year. He also stated the Board had approved this last year to be completed in October and this needed to be done again this year.

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

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, approving the proposal from Florida Mulch, Inc. for installation of mulch in the amount of \$24,940.23 was approved.

3) Discussion of Suspension of Amenity Privileges for Resdientns – Fernando, Enola, and Garofalo

Mr. Hans then gave a brief explanation relating to the suspension of amenity privileges for 3 separate families living within the community stating these were active clubhouse suspensions that needed the Board's review. He indicated the first one was Garofalo and issues relating to their renter. Mr. Hans then gave a brief summary relating to this particular suspension stating the renter's kids were jumping the fence to gain access to the clubhouse, riding through the area on scooters, etc. and their suspension was due to end today. He also stated staff's recommendation would be to extend the suspension for another 30 days due to the extent of damage to the clubhouse.

(At this point there was a brief discussion among the Board members, Mr. Hans, Ms. Hinz Philippi and Mr. Earlywine relating to this item)(The Board agreed to suspend clubhouse privileges until damages were paid for)

On MOTION by Mr. Long seconded by Mr. Carcamo with all in favor, authorizing staff to suspend clubhouse privileges until all damages were paid in full by the Garofalo family or their renter was approved.

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Mr. Hans then stated the second suspension was for Enola Harrison and gave a brief explanation relating to this particular suspension stating they had an afterhours party where they were gathered at the pool deck and in the clubhouse until 4:00 a.m. consuming alcohol and smoking at the facility which was in violation of the rules.

(At this point there was a brief discussion among the Board members, Mr. Hans, Ms. Hinz Philippi, Mr. Earlywine and Ms. Harrison relating to this item)(The Board agreed to suspend clubhouse privileges for 30 days until September 5, 2026)

On MOTION by Mr. Fife seconded by Mr. Mann with all in favor, authorizing staff to suspend clubhouse privileges for 30 days until September 5, 2026 for the Harrison family was approved.

Mr. Hans then stated the third suspension was for Fernando Medeiros and gave a brief explanation relating to this particular suspension stating this was an incident between Mr. Medeiros and clubhouse staff, he became argumentative and was verbally abusive using profanity with the HOA staff.

(At this point there was a brief discussion among the Board members, Mr. Hans, Ms. Hinz Philippi and Mr. Earlywine relating to this item)(The Board agreed to suspend clubhouse privileges for 30 days)

On MOTION by Mr. Mann seconded by Mr. Fife with all in favor, authorizing staff to suspend clubhouse privileges for 30 days for the Medeiros family was approved.

D. Manager

1) Selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, FL 34986 as the District's Records Office

Ms. Hinz Philippi presented the selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie as the District's records office and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, she asked for a motion to approve.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, FL as the District's records office was approved.

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2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Hinz Philippi presented the proposed fiscal year 2027 meeting schedule and gave a brief summary of the meeting dates. She then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

3) Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed*

4) Reminder to Complete Annual Ethics Training by December 21, 2026

Ms. Hinz Philippi presented the Form 1 financial disclosure due July 1, 2026 and stated everyone had filed their forms. She also reminded the Board to complete their annual ethics training by December 31, 2026.

5) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi presented the final approval of the FY2025-FY2026 report performance measures and standards which was included in the agenda. She then gave a brief explanation of the report and asked for any questions or comments. Upon hearing none, she asked for a motion to accept the report.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

6) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi then presented the FY2026-2027 performance measures and standards as required by Florida Statute 189.069, gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, she asked for a motion to approve the performance measures and standards.

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On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

THIRTEENTH 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. Fife seconded by Mr. Carcamo with all in favor, the check run summary and the unaudited financial were approved.

FOURTEENTH 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 how many days before the meetings are the agendas posted on the website.

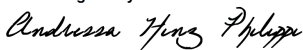
Ms. Hinz Philippi stated it was 7 days before the meeting.

FIFTEENTH 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. Carcamo with all in favor, the meeting was adjourned.

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 Secretary / Assistant Secretary

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 Chairman / Vice Chairman

Certificate Of Completion

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Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

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William Fife

WFife@brookfieldkolter.com

Chair

William Fife

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In Person Signer Events

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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Witness Events

Signature

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Notary Events

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Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

10/20/2026 8:46:19 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	10/21/2026 12:43:18 PM
Signing Complete	Security Checked	10/21/2026 12:43:26 PM
Completed	Security Checked	10/21/2026 12:43:26 PM
Payment Events	Status	Timestamps