

Verano #3

Community Development District

Special 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
October 30, 2025
11:30 a.m.

Verano Social Clubhouse
10291 SW Visconti Way, Port St. Lucie, FL
Microsoft Teams

Meeting ID: 216 407 957 551 0 and Passcode: bn9L6BR7
1 872-240-4685 and Phone Conference ID: 207 694 3#

1. Roll Call
2. Approval of Minutes of the August 21, 2025 Meeting
3. Consideration of **Resolution #2026-01** Designating Jere Earlywine of Kutak Rock, LLP as the District's Registered Agent
4. Consideration of **Resolution #2026-02** Setting the Public Hearing for the Parking Rule
 - A. Rule Relating to Parking Enforcement
 - B. CDD / HOA Agreement Regarding Parking Enforcement
5. Consideration of **Resolution #2026-03** Authorizing the Traffic Enforcement Agreement
 - A. Agreement For Traffic Enforcement on CDD Roads
6. Consideration of **Resolution #2026-04** Authorizing an Amendment to the District's Boundaries
 - A. Boundary Amendment Funding Agreement (2025)
7. Approval of:
 - A. Cost Share Agreement (Commercial Parcel)
 - B. Quit Claim Deed
 - C. Cleaning Service Contract Agreement with Charles Cleaning Service, LLC
8. Ratification of:
 - A. Estimates #6587 & #6653 with Florida Exotic Landscaping Irrigation
 - B. Quote #0000446077 for Additional Benches with Landscape Forms, Inc.
 - C. Agreement for Services by and between Verano #3 Community Development District and Florida Irrigation Service, LLC
 - D. Agreement for Services by and between Verano #3 Community Development District and Florida Mulch, Inc.
 - E. Cost Share for Mailbox Pavilion
 - F. Security Services Agreement with All Florida Security Services, Inc.

- G. Agreement for Services by and Between Verano #3 Community Development District and Aqaufinity, LLC
 - H. Amendment to Agreement for Video Monitoring Services with Safetouch, LLC
 - I. Amendment to Lifestyle Coordinate and Amenity Attendant Services agreement with FirstService Residential Florida, Inc.
 - J. Amenity Center/Field Operations Management, and Janitorial Services Agreement (Central Park Amenity Center) with Community Association and Lifestyle Management IV, LLC
 - K. Retention and Fee Agreement by and between Verano #3 Community Development District and Kutak Rock, LLP
 - L. Addendum to Auditor Engagement Letter
9. Ranking of Respondents to Engineering Proposals - *this item will be provided under separate cover as soon as it becomes available*
10. Discussion of Proposal with Flock Group, Inc.
11. Staff Reports
- A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report
 - D. Manager – Final Approval of the FY 2024 Report Performance Measures and Standards
12. Financial Reports
- A. Check Run Summary
 - B. Acceptance of Unaudited Financials
13. Supervisors Requests and Audience Comment
14. 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>