

# Verano #3

## Community Development District

### Agenda

Seat 1: Josh Hoot – (C.)	
Seat 5: Derek Fenech – (V.C.)	
Seat 2: Darren Weimer – (A.S.)	
Seat 3: John Seifel	
Seat 4: William Fife – (A.S.)	

Thursday  
January 16, 2025  
10:00 a.m.

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

Meeting ID: 228 679 929 25 and Passcode: yN6xm7EY  
1 872-240-4685 and Phone Conference ID: 161 615 884#

1. Oath of Office for Mr. Jon Seifel
2. Roll Call
3. Organizational Matters
  - A. Consideration of **Resolution #2025-02** Canvassing and Certifying Results of Landowners Election
  - B. Consideration of **Resolution #2025-03** Declaring Vacancies in Certain Seats on the Board – Seat #2 & Seat #4 – Expire (11/2028)
  - C. Oath of Office for Newly Appointed Supervisor(s)
  - D. Consideration of **Resolution #2024-04** Election of Officers
4. Approval of Minutes of the October 17, 2024 Meeting
5. Consideration of **Resolution #2025-05** Joint Delegation Resolution
  - A. Form of Bond Purchase Contract
  - B. Draft Copy of Preliminary Limited Offering Memorandum
  - C. Form of Continuing Disclosure Agreement
  - D. Forms of Fourteenth Supplemental Trust Indenture
6. Ratification of:
  - A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024
  - B. Proposal #20241120 for Holiday Lights with Community Association & Lifestyle Management II, LLC
  - C. Ratification of Towing Service Contract with Tri-County Automotive & Towing
  - D. Quote Request for Monthly/Quarterly Cleaning with Tri-County Sweeping Services, Inc.
7. Acceptance of Audit for Fiscal Year Ending September 30, 2024

8. Consideration of:

- A. Construction Agreement for Mailbox Cover with Pillar construction & Consulting Services, Inc.
- B. Proposal with St. Moritz Security Services, Inc.
- C. Agreement with Securiteam

9. Staff Reports

- A. Attorney
- B. Engineer
- C. Field Manager – Monthly Report
- D. Manager

10. Financial Reports

- A. Check Run Summary
- B. Acceptance of Unaudited Financials

11. Supervisors Requests and Audience Comment

12. 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>*