

**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, January 16, 2025, at 10:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

William Fife	Chairman
John Seifel	Vice Chairman
Darren Weimer	Assistant Secretary
Tim Smith	Assistant Secretary
Luis Carcamo	Assistant Secretary

Also present were:

Rich Hans	District Manager
Andressa Hinz Philippi	Governmental Management Services
Matthew Hans	Governmental Management Services (by phone)
Susan Garrett	District Counsel
Steve Sanford	Bond Counsel (by phone)
Frank Ducci	Lang Management – Field Manager (by phone)
Several Residents	

FIRST ORDER OF BUSINESS

Oath of Office for Mr. John Seifel

Ms. Hinz Philippi administered the oath of office to John Seifel at this time.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Organizational Matters

Mr. Josh Hoot stated he wished to resign from the Verano #3 CDD Board at this time.

Ms. Hinz Philippi then asked for a motion to accept Mr. Hoot's resignation.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the resignation of Mr. Josh Hoot was approved.

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Ms. Hinz Philippi stated there was now a vacancy on the Board for seat #1 and asked if the Board wished to appoint anyone to that seat.

Mr. Fife made a motion to appoint Tim Smith to seat #1.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting appointing Tim Smith to fill the unexpired term of office seat #1 was approved.

Ms. Hinz Philippi indicated they had also received a resignation letter from Derek Fenech who stated he wished to resign from the Verano #3 CDD Board. She then asked for a motion to accept his resignation letter.

On MOTION by Mr. Fife seconded by Mr. Weimer with all in favor, accepting the resignation letter of Mr. Derek Fenech was approved.

Ms. Hinz Philippi stated there was now a vacancy on the Board for seat #5 and asked if the Board wished to appoint anyone to that seat.

Mr. Fife made a motion to appoint Luis Carcamo to seat #5.

On MOTION by Mr. Fife seconded by Mr. Weimer with all in favor, accepting appointing Luis Carcamo to fill the unexpired term of office seat #1 was approved.

Ms. Hinz Philippi then administered the oath of office to Luis Carcamo and Tim Smith at this time.

A. Consideration of Resolution #2025-02 Canvassing and Certifying Results of Landowners Election

Ms. Hinz Philippi presented resolution #2025-02 canvassing and certifying results of the landowners election, gave a brief explanation of the election results and then asked for a motion to approve the resolution.

On MOTION by Mr. Fife seconded by Mr. Smith with all in favor, Resolution #2025-02 canvassing and certifying the results of the landowners election was approved.

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B. Consideration of Resolution #2025-03 Declaring Vacancies in Certain Seats on the Board – Seat #2 & Seat #4

Ms. Hinz Philippi presented resolution #2025-03 declaring vacancies in certain seats on the Board for seat #2, and seat #4 and gave a brief explanation of this item. She then asked for a motion to approve the resolution.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Resolution #2025-03 declaring vacancies in certain seats on the Board, seat #2 & seat #4 was approved.

C. Oath of Office for Newly Appointed Supervisors

Ms. Hinz Philippi stated the oath of office for newly appointed Supervisors was already taken care of and moved to the next item.

D. Consideration of Resolution #2025-04 Election of Officers

Ms. Hinz Philippi then presented resolution #2025-04, election of officers and read the current slate of officers into the record stating the Board may wish to elect someone for chairman and vice chairman since they did not have anyone in those positions currently.

Mr. Fife made a motion to elect William Fife as chairman, and John Seifel as vice chairman and all remaining Board members as assistant secretaries.

Ms. Hinz Philippi also indicated the treasurer as Patti Powers, Rich Hans as secretary, Sharyn Henning as assistant treasurer, and Andressa Hinz Philippi as an assistant secretary.

On MOTION by Mr. Fife seconded by Mr. Weimer with all in favor, Resolution #2025-04 Election of officers, electing William Fife as chairman, John Seifel as vice chairman and the remainder of the Board members as assistant secretaries was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 17, 2024 Meeting

Ms. Hinz Philippi presented the minutes from the October 17, 2024 meeting, asked for any comments, additions, corrections or deletions, and upon hearing none, asked for a motion to approve the minutes.

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On MOTION by Mr. Weimer seconded by Mr. Fife with all in favor, the Minutes of the October 17, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS

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. Form of the Fourteenth Supplemental Trust Indenture**

Ms. Hinz Philippi presented resolution #2025-05, the joint delegation resolution and asked Mr. Sanford for his comments.

Mr. Sanford gave a brief explanation relating to resolution #2025-05 stating this joint resolution would be adopted by all the Verano Districts setting certain parameters to market the bonds. He also went over the specific terms and parameters of the bonds, and all the related documents listed under the resolution as well. Mr. Sanford then asked for any comments or questions and upon hearing none and asked for a motion to adopt resolution #2025-05.

On MOTION by Mr. Fife seconded by Mr. Smith with all in favor, Resolution #2025-05 the Joint Delegation Resolution was approved.

SIXTH ORDER OF BUSINESS

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.**

Ms. Hinz Philippi presented the ratification of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024, also proposal #20241120 for holiday lights with Community Association & Lifestyle Management II, the towing service contract with Tri-County Automotive & Towing, and the quote request for monthly/quarterly cleaning with Tri-County Sweeping Services stating these items were previously approved by the Board at a prior meeting and were just being brought back to

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the Board for ratification of the District's records. She then asked for any questions or comments, and upon hearing none, asked for a motion to ratify items A through D.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, ratifying the items A through D listed above were approved.

SEVENTH ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
Ending September 30, 2024**

Ms. Hinz Philippi presented the audit for fiscal year ending September 30, 2024, gave a brief explanation, and asked for any questions or comments. Upon hearing none, she asked for a motion to accept the audit into the District's records.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of:

A. Construction Agreement for Mailbox Cover with Pillar Construction & Consulting Services, Inc.

Ms. Hinz Philippi presented the construction agreement for mailbox cover with Pillar Construction & Consulting Services and gave a brief explanation relating to this item.

Mr. Rich Hans indicated he received an email from the District engineer, Tom McGowan, relating to this item which stated the mailbox cover construction would be jointly funded by Kolter and the CDD, and suggested Kolter's portion of the costs should be plans and permitting, and then he would review the plans and coordinate with the design engineers, bid the project, and oversee the construction of the project.

Ms. Hinz Philippi then asked Matthew Hans to give a brief summary of the proposal for the project.

Mr. Matthew Hans then gave a brief overview relating to the proposal and the related costs.

Ms. Hinz Philippi asked for any questions or comments, and upon hearing none, asked for a motion to approve the agreement not to exceed \$140,000 with a 50/50 shared cost with the developer.

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On MOTION by Mr. Weimer seconded by Mr. Seifel with all in favor, accepting the construction agreement for mailbox cover with Pillar Construction & Consulting Services, Inc. in amount not to exceed \$140,000 for a 50/50 shared cost by the developer and the CDD was approved.

B. Proposal with St. Moritz Security Services, Inc.

C. Agreement with Securiteam

Ms. Hinz Philippi presented the proposal with St. Moritz Security Services and asked Matthew Hans to give a brief summary of this item.

Mr. Matthew Hans gave a brief summary relating to the St. Moritz Security proposal and also the agreement with Securiteam stating both items B and C were together, and these were for the off duty camera installation and monthly monitoring.

Ms. Hinz Philippi asked for any questions or comments, and upon hearing none, asked for a motion to approve the agreement with Securiteam in the amount of \$3,251 for the installation of speakers and \$500 per month for monitoring services.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the agreement with Securiteam in the amount of \$3,251 for installation of cameras and speakers and \$500 per month for monitoring in substantial final form subject to modifying the agreement for 1 year as opposed to 5 years was approved.

Ms. Hinz Philippi also stated they had 3 additional proposals for the repair of the sinking portion of roadway in the community across from the lift station and asked Matthew Hans to give a brief summary of these items.

Mr. Matthew Hans gave a brief summary relating to this item at this time.

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

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting the proposal from All County National Pavement Management Solutions in the amount of \$11,493 was approved.

Ms. Hinz Philippi indicated the next proposal was for road signs and posts within the community stating they've had some residents complaining about people speeding on the roads inside the community, and complaints of not enough signs being posted. She then asked Matthew Hans to give a brief explanation of these items.

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Mr. Matthew Hans gave a brief explanation relating to the proposals for dead end road signs, stop signs and posts, as well as damage to a couple of signs from the last hurricane that needed to be replaced. He also stated he would make sure the District engineer reviews and approves the sign specs and location of the signs and any other sign requirements before proceeding forward with the project.

Ms. Hinz Philippi then asked for any questions or comments, and upon hearing none, asked for a motion to approve the proposal with Safety Signs in the amount of \$1,626.98.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from Safety Signs for road sign installation, repair and replacement in the amount of \$1,626.98 subject to District Engineer's review and approval was approved.

Ms. Hinz Philippi then asked for another motion for the installation of new sign posts in the amount of \$550.

On MOTION by Mr. Seifel seconded by Mr. Weimer with all in favor, accepting the proposal for \$550 for installation of new signs posts at \$50 per post subject to District Engineer's review and approval was approved.

Ms. Hinz Philippi indicated the last proposal was for 3 estimates for landscaping from Florida Exotic Landscaping and asked Matthew Hans to give a brief explanation of these items.

Mr. Matthew Hans gave a brief explanation relating to the proposals for landscaping starting with estimate #5612 for the central park berm replacement of dead clusia around the community and the dead live oaks in the center circle, as well as some damaged sod areas. He also stated he had spoken with Florida Exotic who informed him that 7-gallon clusia at \$40 per plant would also work as opposed to the 15-gallon clusia at \$295 per plant as stated on the estimate, if the Board wished to go with a smaller size.

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

Ms. Hinz Philippi then asked for a motion to accept the proposal from Florida Exotic Landscaping in an amount not to exceed \$8,000.

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On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting estimate #5612 from Florida Exotic Landscaping for plant replacement to the central park berm and other areas as stated on the record in an amount not to exceed \$8,000 was approved.

Mr. Matthew Hans then gave a brief explanation relating to estimate #5613 for plant replacement at the amenity center stated this proposal covers replacement of damaged gumbo limbo trees, three royal poincianas, two clusia trees, and also replacement of ligustrums trees at no charge for a total amount of \$3,800. He also stated he was still waiting on the installation date from Florida Exotic on these items.

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

Ms. Hinz Philippi then asked for a motion to accept the proposal from Florida Exotic Landscaping in an amount not to exceed \$3,800.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting estimate #5613 from Florida Exotic Landscaping for tree replacements at the amenity center as stated on the record in an amount not to exceed \$3,800 subject to the warranty confirmation on the gumbo limbo trees and the royal poincianas was approved.

NINTH 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 – Monthly Report

Mr. Matthew Hans gave a brief update on the field manager's report at this time.

D. Manager

There not being any report, the next item followed.

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TENTH ORDER OF BUSINESS

Financial Reports

A. 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. Seifel with all in favor, the check run summary and the unaudited financial were approved.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests, there were none at this time. Ms. Hinz Philippi then asked for any audience comments.

A resident made a few comments relating to the replacement of the live oak trees, the smaller clusia plants and the landscaping company cutting the grass inside the central park area.

TWELFTH 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. Smith with all in favor, the meeting was adjourned.

DocuSigned by:

Paul Winkelman

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X Secretary / Assistant Secretary

Signed by:

W. Smith

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X Chairman / Vice Chairman