

**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, April 17, 2025, at 10:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

William Fife

John Seifel

Tim Smith

Darren Weimer

Chairman

Vice Chairman

Assistant Secretary

Assistant Secretary

Also present were:

Andressa Hinz Philippi

Rich Hans

Matthew Hans

Amelia Jadoo

Tom McGowan

Several residents

District Manager

Governmental Management Services

Governmental Management Services

District Counsel

District Engineer

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
January 16, 2025 Meeting**

Ms. Hinz Philippi presented the minutes from the January 16, 2025 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. Weimer seconded by Mr. Seifel with all in favor, the Minutes of the January 16, 2025 Meeting were approved.
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THIRD ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-06 Appointing Paul Winkeljohn as Secretary

Ms. Hinz Philippi presented resolution #2025-06 appointing Paul Winkeljohn as secretary 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. Weimer seconded by Mr. Smith with all in favor, Resolution #2025-06 appointing Paul Winkeljohn as secretary was approved.

B. Resolution #2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Ms. Hinz Philippi presented resolution #2025-07 approving the proposed fiscal year 2026 budget and setting the public hearing and gave a brief overview of the proposed budget. Ms. Hinz Philippi stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the June 19th or August 21st meeting and asked which date the Board would prefer.

(At this point there was a discussion among the Board members, staff and the attending audience relating to the proposed budget)(The Board agreed that August 21st would be the best date for the public hearing)

Ms. Hinz Philippi 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. Seifel with all in favor, Resolution #2025-07 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on August 21, 2025 at 10:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

FIFTH ORDER OF BUSINESS

Ratification of:

A. Agreement for Road Repair Services with All County Paving, Inc.

B. Construction Agreement – Central Park Mailbox Pavillion

C. Agreement for Video Monitoring Services

D. Purchase for Air Hockey Table

Ms. Hinz Philippi presented the ratification of the agreement for road repair services with All County Paving, also the construction agreement for the Central Park mailbox pavilion, the agreement for video monitoring services, and the purchase of the air hockey table stating these items were previously approved by the Board at a prior meeting and were

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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 a motion to ratify items A through D.

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

FIFTH ORDER OF BUSINESS

Authorization Not to Exceed Amount Pre-Approved for Amenity Manager

Ms. Hinz Philippi presented the authorization not to exceed amount for pre-approved amenity manager and gave a brief explanation of this item stating if something were to happen within the District before the next Board meeting where there was an emergency and they needed to provide immediate attention for a repair or whatever the case may be, Matt would need pre-authorization as the amenity manager to approve the work. Ms. Hinz Philippi then stated they were looking for an approval from the Board for a specific amount not to exceed and then whatever the issue was, they would bring it back for ratification.

(At this point there was a discussion among the Board members and staff relating to this item)(The Board agreed to an amount not to exceed between \$5,000 for basic approval and \$20,000 for any emergencies subject to approval from the Chairman or Vice Chairman)

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing a not to exceed amount of \$5,000 for basic approvals with the District Manager, and \$20,000 for any emergencies subject to the Chairman or Vice Chairman approval for a pre-approved Amenity Manager was approved.

SIXTH 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

2) Sidewalk Repair Quotes

Mr. Matthew Hans gave a brief update on the field manager's report stating there was an incident with a resident who was smoking inside the clubhouse and ending up setting fire

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to one of the garbage cans, and the maximum allowable amount of time to suspend someone from the clubhouse was 30 days without Board approval. He then stated he was requesting Board approval to suspend this resident's clubhouse privileges for the remainder of the year as a result of the incident due to it causing a big deal within the community.

(At this point there was a discussion among the Board members and staff relating to this item)(The Board agreed to suspend the resident's clubhouse privileges until February 16, 2026)

On MOTION by Mr. Weimer seconded by Mr. Fife with all in favor, authorizing staff to suspend the resident's clubhouse privileges until February 16, 2026 due to damages to the garbage can and all the necessary repairs from smoking in the clubhouse was approved.

Mr. Matthew Hans also made some comments relating to the old broken down air hockey table, stating it was essentially trash and really not worth holding on to it so he was requesting a motion from the Board to dispose of the old air hockey table.

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

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing staff to dispose of the old air hockey table was approved.

Mr. Matthew Hans also gave a brief update relating to the necessary sidewalk repairs needed and the quotes he had obtained, one from KG Concrete, and one from Advanced Commercial Services. He also gave a comparison summary on the different prices, and recommended Advanced Commercial Services. Mr. Matthew Hans then asked for a motion from the Board to proceed with the sidewalk repairs.

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

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from Advanced Commercial Services for sidewalk repairs authorizing a not to exceed amount of \$5,000 was approved.

April 17, 2025**Verano #3 CDD****3) Manager**

There not being any report, the next item followed.

SEVENTH 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.

EIGHTH 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 for any audience comments.

A resident asked a question relating the mailbox structures and also the snack shack.

Mr. Matthew Hans stated he would be meeting with the vendor tomorrow to finalize the drawings so they could submit for permitting, and the mailbox structure should be completed within a couple of months.

Another resident made some additional comments relating to pool issues with residents who attend the pool and clubhouse areas.

NINTH 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. Smith seconded by Mr. Seifel with all in favor, the meeting was adjourned.

DocuSigned by:

Andressa Hinz Philippi

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Secretary / Assistant Secretary

DocuSigned by:

W Fife

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Chairman / Vice Chairman