

**MINUTES OF MEETING
VERANO #3
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Verano #3 Community Development Districts was held on Thursday, October 30, 2025, at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

William Fife
John Seifel
Luis Carcamo
Darren Weimer

Chairman (by phone)
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Dmitry Gulyamov
Jere Earlywine
Brandon Ulmer

District Manager
Governmental Management Services
District Counsel
Mills, Short & Associates

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
August 21, 2025 Meeting**

Ms. Hinz Philippi presented the minutes from the August 21, 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. Carcamo seconded by Mr. Weimer with all in favor, the Minutes of the August 21, 2025 Meeting were approved.
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THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-01 Designating Jere Earlywine of Kutak Rock, LLP as the District's Registered Agent

Ms. Hinz Philippi presented Resolution #2026-01 designating Jere Earlywine of Kutak Rock, LLC as the District's registered agent 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 the resolution.

On MOTION by Mr. Smith seconded by Mr. Carcamo with all in favor, Resolution #2026-01 designating Jere Earlywine of Kutak Rock, LLC as the District's Registered Agent was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-02 Setting the Public Hearing for Parking Rules

A. Rules Relating to Parking Enforcement

B. CDD/HOA Agreement Parking Enforcement

Ms. Hinz Philippi presented resolution #2026-02 setting the public hearing for parking rules stating this would be the agreement with the city to enforce the parking rules. She also stated both items A and B were discussed at the previous meeting and she was just bringing this back to the Board to set the public hearing because there was a 60-day notice requirement to advertise the public hearing.

(At this point there was a brief discussion among the Board members, Mr. Earlywine and District staff relating to this item)(Mr. Earlywine also made a few additional comments relating to this item)

Mr. Earlywine then asked for a motion to adopt resolution #2026-02 setting the public hearing on January 15, 2025 at 11:00 a.m. and also appointing Bill Fife to work with staff on behalf of the District to revise the rules for parking.

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On MOTION by Mr. Weimer seconded by Mr. Carcamo with all in favor, Resolution #2026-02 setting the Public Hearing for Parking Rules on January 15, 2026 at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida and appointing Mr. Bill Fife as liaison on behalf of the District to work with District staff and the HOA on the parking enforcement agreement was approved.

Mr. Earlywine also stated the Board could defer item 4B, CDD/HOA agreement for onsite parking enforcement, and just table this item until the January 15th meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2026-03 Authorizing the Traffic Enforcement Agreement

A. Agreement for Traffic Enforcement of CDD Roads

Mr. Earlywine then presented resolution #2026-03 authorizing the traffic enforcement agreement of CDD roads. He then gave a brief explanation of this item and asked for any comments or questions. Upon hearing none, he asked for a motion to adopt the resolution.

Ms. Hinz Philippi also made a few additional comments relating to this item.

On MOTION by Mr. Smith seconded by Mr. Carcamo with all in favor, Resolution #2026-03 authorizing the Traffic Enforcement Agreement of CDD roads was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution #2026-04 Authorizing an Amendment to the District's Boundaries

A. Boundary Amendment Funding Agreement (2025)

Mr. Earlywine presented Resolution #2026-04 authorizing an amendment to the District's boundaries and gave a brief explanation of this item. He then asked for any questions or comments, and upon hearing none, asked for a motion to approve the resolution and the boundary funding agreement for 2025.

On MOTION by Mr. Seifel seconded by Mr. Weimer with all in favor, Resolution #2026-04 authorizing an Amendment to the District's Boundaries and also the Boundary Amendment Funding Agreement (2025) was approved.

October 30, 2025**Verano #3 CDD****SEVENTH ORDER OF BUSINESS Approval of:****A. Cost Share Agreement (Commercial Parcel)**

Mr. Earlywine presented the cost share agreement for the commercial parcel and gave a brief explanation stating the agreement was still being reviewed by developer's counsel so this would need to be approved in substantial final form. He then asked for any questions or comments, and upon hearing none, asked for a motion to approve the agreement in substantial final form.

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

On MOTION by Mr. Seifel seconded by Mr. Carcamo with all in favor, the Cost Share Agreement (Commercial Parcel) in substantial final form was approved.

B. Quit Claim Deed

Mr. Earlywine presented the quit claim deed and gave a brief explanation of this item. He then asked for any questions or comments, and upon hearing none, asked for a motion to approve.

On MOTION by Mr. Seifel seconded by Mr. Carcamo with all in favor, the Quit Claim Deed was approved.

C. Cleaning Service Contract Agreement with Charles Cleaning Service, LLC

Ms. Hinz Philippi presented the cleaning service contract agreement with Charles Cleaning Service, LLC and gave a brief explanation stating they needed to amend this contract as a result of reducing the number of service days from 7 days to 2. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve.

On MOTION by Mr. Seifel seconded by Mr. Carcamo with all in favor, the Cleaning Service Contract Agreement with Charles Cleaning Service LLC was approved.

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EIGHTH ORDER OF BUSINESS**Ratification of:**

- A. Estimate #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 Aquafinity, 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, 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
- M. Additional Estimates #6931 with Florida Exotic Landscaping Irrigation

Ms. Hinz Philippi presented items A through M 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 M.

On MOTION by Mr. Weimer seconded by Mr. Seifel with all in favor, ratifying items A through M listed above was approved.

NINTH ORDER OF BUSINESS**Ranking of Respondents to Engineering Proposals**

Ms. Hinz Philippi presented the ranking of respondents to engineering proposals stating they had received only one response from Mills, Short & Associates and Mr. Brandon Ulmer was in attendance to answer any questions the Board may have regarding his proposal. She then stated the Board would need to rank Mills, Short & Associates as the #1 ranked engineering firm to move forward and authorize District staff to prepare an agreement.

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Mr. Ulmer introduced himself to the Board and made a few additional comments relating to his historical background and his proposal.

Ms. Hinz Philippi then asked for any questions or comments, and upon hearing none, asked for a motion to rank Mills, Short & Associates as the #1 ranked engineering firm.

On MOTION by Mr. Weimer seconded by Mr. Seifel with all in favor, accepting the ranking of respondents to the RFP, and ranking Mills, Short & Associates as the #1 ranked engineering firm and authorizing staff to enter into an agreement was approved.

TENTH ORDER OF BUSINESS

Discussion of Proposal with Flock Group, Inc.

Ms. Hinz Philippi presented discussion of proposal with Flock Group, Inc. 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.

Mr. Gulyamov made a few additional comments relating to this item stating there was a proposal to install 2 LPR, license and reading plate cameras at each exit in Verano by the two main entrances.

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

On MOTION by Mr. Seifel seconded by Mr. Carcamo with all in favor, accepting the proposal to install 2 LPR, license and reading plate cameras at each exit by the main entrances was approved.

ELEVENTH 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. Gulyamov gave an update on the field manager's report stating there were a few items he wanted to present to the Board. He stated the first one was a proposal for a french drain installation for \$25,408 to install french drains at the easements between

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the homes where there were issues. He also stated this was a vendor they had previously used for french drains at the playground.

(At this point there was a discussion among the Board members, District staff and Mr. Gulyamov relating to this item)(Ms. Hinz Philippi suggesting tabling this item for the next meeting so the new District Engineer could inspect the easements with the drainage issues)(Also Mr. Gulyamov would obtain additional proposals for the engineer's suggested solution)

Mr. Gulyamov then stated he received a reply relating to the golf cart, and had a proposal for the gas golf cart, however, it was twice as much as the proposal for the battery run golf cart. He also stated there was an estimated amount of \$300 per year for maintenance on the gas golf cart and money for gas versus just buying a battery run one.

At this point there was a discussion among the Board members, District staff and Mr. Gulyamov relating to this item)(Ms. Hinz Philippi suggested approving a not to exceed amount for the purchase of a golf cart and continue working on researching the appropriate golf cart that fits the needs of the community)

Ms. Hinz Philippi then asked for any further questions or comments, and upon hearing none, asked for a motion to approve and stated Mr. Seifel also be assisting District Management on this decision.

On MOTION by Mr. Seifel seconded by Mr. Carcamo with all in favor, authorizing a not to exceed amount of \$16,000 to purchase a Gator or a golf cart for use by the maintenance personnel pending final decision of the Board was approved.

Mr. Gulyamov also stated he had a proposal in the amount of \$1,499 for installation of 6 dog waste stations throughout the property due to resident's complaints within the community.

Ms. Hinz Philippi then asked for any further questions or comments, and upon hearing none, asked for a motion to approve.

On MOTION by Mr. Seifel seconded by Mr. Carcamo with all in favor, accepting the proposal for installation of 6 dog waste stations in the amount of \$1,499 to install dog waste stations throughout the community was approved.

October 30, 2025**Verano #3 CDD****D. Manager – Final Approval of the FY 2024 Report Performance Measures and Standards**

Ms. Hinz Philippi presented the final approval of the FY2024 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. Weimer seconded by Mr. Seifel with all in favor, the final approval of the FY2024 Report Performance Measures and Standards was approved.

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

**THIRTEENTH ORDER OF BUSINESS Supervisors Requests
and Audience Comments**

Ms. Hinz Philippi asked for any Supervisor's requests.

Mr. Fife made a comment relating to the budgeted amount for holiday decorations and asked for a motion to work with Mr. Gulyamov to organize this item and obtain proposals.

Mr. Gulyamov stated he had received a proposal for the holiday lighting in the amount of \$3,200 and asked if the Board agreed they would work on the agreement with Mr. Earlywine.

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On MOTION by Mr. Seifel seconded by Mr. Carcamo with all in favor, authorizing a not to exceed amount of \$3,200 for holiday decorations for both entrances at Verano #3 and Mr. Gulyamov would work with District Counsel on the agreement was approved.

Mr. Fife also made an additional request relating to the lifestyle company who were hired to cover the activities of the clubhouse and requested a report back from in the future to be included in the agenda.

Ms. Hinz Philippi then stated there was no audience in attendance so there were no audience comments.

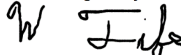
FOURTEENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi stated if there was nothing else to discuss, she would need a motion to adjourn the meeting.

On MOTION by Mr. Seifel 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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Timestamps

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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	1/21/2026 11:02:31 AM
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