

**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, August 21, 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
Luis Carcamo

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Dmitry Gulyamov
Ms. Elizabeth
Jere Earlywine
Frank Ducci
Several Residents

District Manager
Governmental Management Services
Governmental Management Services
District Counsel
KutakRock, LLP
Lang Management - Field Manager

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
April 17, 2025 Meeting**

Ms. Hinz Philippi presented the minutes from the April 17, 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. Fife with all in favor, the Minutes of the April 17, 2025 Meeting were approved.

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Verano #3 CDD

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 4, the public hearing to adopt the fiscal year 2026 budget and asked for a motion to open the public hearing.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Hinz Philippi asked if there were any public comments or discussion regarding the proposed 2026 budget. There were no comments at this time. Ms. Hinz Philippi then gave a brief explanation of option #1 of the budget, and option #2, a review version of the budget and stated option #1 was presented and approved by the Board at the April meeting.

Mr. Fife presented option #2 with a 5% increase and stated the Snack Shack would not be added to the budget but, they would continue to work with the engineer and designer to obtain a few other options for that particular space.

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

C. Consideration of Resolution #2025-08 Annual Appropriation Resolution

Ms. Hinz Philippi then gave a brief explanation of the resolution and asked for any comments or questions. Upon hearing none, she asked for a motion to adopt resolution #2025-08.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Resolution #2025-08 the Annual Appropriation Resolution, option #2, was approved.

D. Consideration of Resolution #2025-09 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2025-09 the levy of the Non-Ad Valorem Assessments 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.

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On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Resolution #2025-09 Levy of Non-Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

Ratification of:

A. Consulting Agreement with FirstService Residential Florida, Inc.

B. Hoover Maintenance Agreement, MA#7287 with Hoover Pumping Systems

Ms. Hinz Philippi presented the ratification of the consulting agreement with FirstService Residential Florida, Inc., and the Hoover Maintenance Agreement, #MA7287 with Hoover Pumping Systems 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 a motion to ratify items A and B.

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

SEVENTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Ms. Hinz Philippi presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025 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 engagement letter.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

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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) Discussion of Amenity Policies and Procedures

Mr. Hans gave an update on the field manager's report stating there were a few items he wanted to bring to the Board's attention. He stated the first one was the drainage at the playground and had printed out some proposals for the Board to review. Mr. Hans also stated they would need to add 4 drains which would all end up draining in the designated areas provided in the pictures on the proposals. He then gave a brief overview of each proposal stating one of them was triple the price of the others, and recommended Florida Irrigation Services would be the one to go with if the Board wished to move forward.

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

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting the proposal from Florida Irrigation Services to install 4 french drains in the amount of \$5,525.57 was approved.

Mr. Hans moved on to the discussion on amenity policies and procedures stating he had received complaints from residents asking if something could be done about the vehicle speeding in the community. He then stated he had some back and forth communication with the city police department and the city attorney, and even though the roads in the District were public roads, the District would still need to sign an agreement with the city to allow the police to patrol within the community. Mr. Hans then asked if that was something the Board would like to move forward with and approve.

Mr. Fife stated since the District did not have an agreement, he would like to make a motion to allow the Board chairman to work with the CDD Counsel to draft an agreement to bring it back to the Board at the next meeting.

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

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Ms. Hinz Philippi then asked for a motion to authorize staff to work on the agreement, and bring it back to the next meeting.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing the chairman, Bill Fife, to work with District Counsel to draft an agreement to bring it back to the next meeting relating to police patrol with the city for traffic enforcement was approved.

3) Security Guard Proposals

a. National Security Service, LLC

b. All Florida Security Services

Mr. Hans moved on to the security guard proposals and mulch proposals stating the security guard proposals were on pages 72 and 77 of the agenda. He then made a few additional comments relating to the security services stating it wasn't working out with the current amenity attendant for what the District needed and used the example of what vendor they were using at Crosstown Commons which was All Florida Security Services and they seemed to be working out well with the rule enforcement and asked the Board if they would like to consider transitioning over to another company. He also stated the pool at Central Park definitely needed rule enforcement which was something they were lacking from the current pool attendant but, could be transitioned over to a security vendor.

Ms. Hinz Philippi stated this item was also on the agenda under item #9 of the manager's report as discussion on pool attendance personnel effectiveness and she would bring that up for discussion at that time. Ms. Hinz Philippi then made a few additional comments relating to this matter.

Mr. Hans also made some additional comments relating to this item.

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

Ms. Hinz Philippi then asked if the Board wished to approve the proposal from All Florida Security Services the Board would need to terminate the current pool attendance service and authorize staff to send a termination letter and then make a separate motion to hire All Florida Security Services for the weekends and see how the community adapts to that.

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

August 21, 2025**Verano #3 CDD**

Ms. Hinz Philippi then asked for a motion.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing staff to terminate the existing pool attendant services agreement effective October 1, 2025 and provide them a 40-day notice to coincide with end of the current fiscal year as stated on the record was approved.

She then asked for a motion to approve the proposal with All Florida Security Services.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from All Florida Security Services for weekend pool attendance patrol as stated on the record was approved.

4) Mulch Proposals

- a. Florida Exotic Landscaping Irrigation**
- b. Florida Mulch, Inc.**

Mr. Hans moved on to the mulch proposals stating he had two proposals for mulch, one from the current vendor, Florida Exotic Landscaping, and one from Florida Mulch, Inc. who did the recent mulch install at the townhomes. He stated that both proposals were very close in pricing, one at \$24,000, Florida Mulch, Inc. and one at \$25,000, from Florida Exotic Landscaping. He then asked if the Board wished to make a motion for mulching the entire community.

(At this point there was a discussion among the Board members, staff and the attending audience relating to this item)(The Board agreed to go with the current vendor, Florida Exotic Landscaping asking them to lower their to match the other proposal, Florida Mulch Inc., if not, move forward with Florida Mulch, removing the sales tax line item on their proposal)

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from Florida Exotic subject to them lowering their price to \$24,000, and if not, go with Florida Mulch, Inc. removing the tax line item from their proposal was approved.

August 21, 2025**Verano #3 CDD****5) Camera(s) Proposal with Safetouch Security**

Mr. Hans moved on to the camera proposal with Safetouch Security, stating this is the current vendor providing live access monitoring services for after hours, and this proposal would be for adding additional cameras and speakers throughout the community, such as the dog park, the playground, the pickleball/basketball court areas, etc. Mr. Hans then gave a brief overview of the proposal and recommended staying with the current vendor to make sure the additional cameras and speakers work with the current monitoring system the District was paying for.

(At this point there was a discussion among the Board members, staff and the attending audience relating to this item)(Mr. Hans stated the Board could also table this item and bring it back to the next meeting for further consideration if they wished)

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from Safetouch Security in the amount of \$38,000 to install additional cameras and run conduit to specific locations within the community as stated on the record was approved.

6) Discussion To Authorize the HOA To Enforce Parking Rules on Roadways

Mr. Hans moved on to the discussion to authorize the HOA to enforce parking rules on roadways, stating he received many email complaints from residents regarding the street parking, and the Board had previously discussed that the CDD did not want to be involved with towing vehicles. He then stated the CDD would like to authorize or empower the HOA, if they so choose to enforce street parking, allowing them to send violation letters or tow vehicles, whatever the HOA rules would dictate.

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

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing District staff to reach out to the HOA to engage in an agreement empowering the HOA to enforce parking rules on roadways as stated on the record was approved.

D. Manager**1) Number of Registered Voters in the District – 1,040**

Ms. Hinz Philippi announced the number of registered voters in the District as 1,040.

August 21, 2025**Verano #3 CDD****2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**

Ms. Hinz Philippi then presented the proposed fiscal year 2026 meeting schedule and gave a brief summary of the meeting dates. She then asked the Board if there were any conflicts or discussion and stated she would be working on creating staggered start times for Veranos #1 through #5 and Center to stagger the start times. Ms. Hinz Philippi then asked for a motion to approve in substantial form the proposed fiscal year 2026 meeting schedule with staggered start times as discussed.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule with staggered start times between Verano CDDs #1 through #5 and Verano Center in substantial final form as discussed was approved.

3) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Hinz Philippi presented the 2025 performance measures and standards as required by Florida Statute 189.0694, gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, she asked for a motion to approve the performance measures and standards.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

4) Form 1 Financial Disclosure Due July 1, 2025**5) Reminder to Complete Annual Ethics Training by December 31, 2025**

Ms. Hinz Philippi presented the Form 1 financial disclosure due by July 1, 2025 and also reminded the Board to complete their 4 hour ethics training by December 31, 2025.

6) Proposal for Increasing Field/Amenity Hours with CALM IV

Ms. Hinz Philippi presented the proposal for increasing field/amenity hours from 12 hours to 28 hours with CALM IV and gave a brief explanation of this item.

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

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Verano #3 CDD

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

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from CALM IV for increasing field/amenity hours from 12 to 28 hours was approved.

7) Proposal for Janitorial Services/Handyman with CALM IV

Ms. Hinz Philippi then presented the proposal for janitorial services/handyman with CALM IV 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 proposal.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from CALM IV for janitorial services/handyman was approved.

8) Proposal for Attorney Services with KutakRock, LLP

Ms. Hinz Philippi presented the proposal for attorney services with KutakRock and stated Mr. Earlywine was in attendance for any questions relating to his proposal. She also stated that Verano #1 and #2 had already approved KutakRock as District Counsel and it would be better if all Verano CDDs #1 through #5 and Center had the same District counsel due to much of the Verano's CDD business interacts with each other.

Mr. Earlywine then gave a brief overview of his qualifications and also some historical background relating to his firm at this time as well.

Ms. Hinz Philippi then stated the District has an agreement with a different law firm currently who provides District counsel services and that agreement would need to be terminated and approved by the Board to be able to engage with KutakRock. She then stated she would need two separate motions, one to terminate the current District counsel services agreement and another one to engage the services with KutakRock.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing staff to terminate the existing District Counsel services agreement with the current District Counsel was approved.

August 21, 2025**Verano #3 CDD**

She then asked for a motion to accept the proposal from KutakRock to provide District Counsel services at this time.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from KutakRock, LLP to serve as District Counsel for Verano #3 CDD was approved.

9) Discussion on Pool Attendance Personnel Effectiveness

Ms. Hinz Philippi presented the discussion on pool attendance personnel effectiveness and stated this item had already been addressed earlier at the meeting.

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 made a comment relating to the Snack Shack stating they did not need that because it did not enhance the value of the community but, there were some areas that would benefit the community such as a total revamp of the playground park area with some shaded areas and upgrades for children to play.

Another resident made a comment relating to the Roger memorial bench in honor of the recent accident stating he had spoken with his mother and the family who were not happy about where the bench was placed overlooking the dog park and wanted to see if the Board would consider relocating the bench to have it overlook the lake and install a concrete slab to place it on at the waterfront.

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(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 relocate the Roger Memorial Bench located at the dog park area to another area overlooking the lake with a 8x4 concrete slab at the waterfront not to exceed \$3,000 was approved.

Another resident asked for further clarification relating to the dollar amount increase to the homeowners for the 2026 fiscal year and also the landscaping line item.

(At this point the Board members and staff gave a brief explanation relating to the dollar amount increase to the homeowners and addressed the resident's other questions)

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. Fife 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

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Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

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WFife@brookfieldkolter.com

Chair

William Fife

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Payment Events	Status	Timestamps