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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**THE VERANDAHS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Wednesday, January 7, 2015, at 8:00 a.m.** at the offices of Florida Design Consultants, located at 3030 Starkey Blvd., New Port Richey, and FL 34655 Present and constituting a quorum:

Stanley Haupt	<b>Board Supervisor, Chairman</b>
Thomas May	<b>Board Supervisor, Assistant Secretary</b>
Sara Guthrie	<b>Board Supervisor, Assistant Secretary</b>
Brady Lefere	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Nancy Smith	Board Supervisor, Vice Chairman (Via speakerphone)
Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> (via speakerphone)
David Ziegler	<b>Representative, Austin Outdoor</b> (joined the meeting in progress)

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Fischer called the meeting to order and read the roll call confirming a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

It was noted that there were no members of the general audience in attendance.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the Board  
of Supervisors' Meeting on January 7,  
2015**

On a Motion by Mr. Haupt, seconded by Mr. Lefere, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on January 7, 2015 as presented for The Verandahs Community Development District.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for November**

Ms. Smith inquired about donating her Board stipend to the HOA as has been done in the past. Mr. Brizendine sought direction from District Counsel on this matter. Mr. Babbar stated that the check would need to be issued to Ms. Smith as having the check go directly to the HOA would create an issue with the auditors as it is unlawful for Districts to donate funds to private entities. Ms. Smith asked that further research be done on this topic as the prior management company approved this request and an audit has been completed since that time.

On a Motion by Ms. Guthrie, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November totaling \$13,214.12 for The Verandahs Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Street  
Drain Cleanout**

Mr. Haupt stated that he did not have the opportunity to meet with the vendors prior to their submitting bids, but evidently they did the count on their own as they all quoted the correct number of inlets. A brief discussion ensued regarding the various proposals. Mr. Fischer stated that Bay Area Environmental Services stated that they would clean out the drains and then bring back a quote for repairs if needed, but most of them appear to be cosmetic. G.A. Nichols told him that making the repairs would actually accentuate the condition as the repair would look darker than the older concrete. A brief discussion ensued, with Mr. Brizendine stating that there were no funds budgeted for this project and but there is \$3,500 under miscellaneous contingency. Mr. Brizendine confirmed that the excess revenue from prior years could also be used

On a Motion by Mr. Lefere, seconded by Mr. May, with all in favor, the Board of Supervisors approved the proposal from BAES to clean out the storm drain outlets for The Verandahs Community Development District.

Mr. May stated that he would ask the HOA to pressure wash the tops of each box at a later date when they are doing other areas.

**SEVENTH ORDER OF BUSINESS**

**Further Discussion Regarding Clean Up of  
Easement Areas**

A brief discussion ensued regarding the proposal from Austin Outdoor in the amount of \$16,800 to cut the brush in the easement areas back to the site lines and the option of completing the project in phases. It was noted that the meeting with Mr. Haupt to identify the priority areas did not occur and based on the number of complaints being received it should be done in full now. Ms. Smith referenced the financial statement showing that the District has an excess of \$189,000 from prior years that can be used to cover this expense. She sought and received confirmation that Austin Outdoor would maintain the areas as part of their regular maintenance going forward.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the proposal from Austin Outdoor to clean up the easement areas in total at a cost of \$16,800 The Verandahs Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Update on Chenwood Avenue Lighting Project**

Discussion was held regarding a meeting that was held between Withlacoochee River Electric, Mr. Haupt, and Management to discuss the location of the decorative light poles and it was noted that the work is anticipated to be completed within the next week. Mr. Toborg has confirmed that he would inspect the area once the installation is complete and get with Austin Outdoor to address any areas that need sod. Mr. Brizendine stated that he would provide Mr. May with the installation date as soon as it is available so that an email blast can be sent to residents informing them of the road closings necessary to complete the installation. Other discussion on the matter ensued.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Mr. Brizendine stated that Mr. Toborg recommended that the District Engineer inspect an area behind 12320 Jillian Circle that appears to be having a drainage issue as there is standing water in the area. It was noted that there is a similar area on White Bluff Road. It was decided to keep an eye on the issue and have the District Engineer research the matter once things dry out.

C. Operations Manager  
It was noted that the dead trees that are located near the Townhomes would be a Lennar responsibility and Mr. Lefere stated that he would have Lennar address the issue.

Discussion was held regarding deficiencies noted in the report with Mr. Zeigler stating they are brining in an additional crew tomorrow to get things caught up.

Mr. Lefere sought direction from the Board regarding the trees that were planted along lot lines that are creating issues for property owners desiring to install fences behind their townhomes. He is holding off on approving requests until a decision is made regarding whether or not the District would be opposed to having the trees moved onto CDD property by the resident. Discussion ensued regarding the impact that this would have on the District and it was ultimately decided that it would not be in the best interest of the District to accept the trees.

D. District Manager

Mr. Fischer stated that the next meeting is scheduled for February 4, 2015 at 8:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments & Supervisor  
Requests**

Ms. Smith requested that Austin Outdoor provide information on recommended plant selections for the refurbishment project, as well as, sod and irrigation proposals for the February meeting to ensure that the project can be completed before spring. She also asked that proposals for next year's holiday lighting be reviewed in July to avoid increased pricing due to last minute requests.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Lefere, seconded by Mr. Haupt, with all in favor, the Board of Supervisors adjourned the meeting at 8:55 a.m. for The Verandahs Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman