
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, April 1, 2015, at 8:02 a.m.** at the offices of Florida Design Consultants, located at 3030 Starkey Blvd., New Port Richey, FL 34655
Present and constituting a quorum:

Stanley Haupt	Board Supervisor, Chairman
Nancy Smith	Board Supervisor, Vice Chairman
Sara Guthrie	Board Supervisor, Assistant Secretary
Brady Lefere	Board Supervisor, Assistant Secretary

Also present were:

Thomas May	Board Supervisor, Assistant Secretary <i>(via Speakerphone)</i>
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc. <i>(joined the meeting in Progress)</i>
Vivek Babbar	District Counsel, Straley & Robin <i>(via Speakerphone)</i>
David Ziegler	Representative, Austin Outdoor

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.

THIRD ORDER OF BUSINESS

**Consideration of Minutes from the Board
of Supervisors' Meeting on March 4, 2015**

<p>On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on March 4, 2015 as presented for The Verandahs Community Development District.</p>
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FOURTH ORDER OF BUSINESS

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

Ms. Smith sought confirmation that her information had been updated as requested.

On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February totaling \$58,171.39 for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

**Update on Design for Landscape
Refurbishment Project**

Mr. Zeigler and Mr. Toborg reviewed the plant selection for the Chenwood Avenue project, as well as the need for additional sod in the area. Discussion ensued on the topic with the Board indicating that it would like to see some color in the area and Mr. Toborg offered some alternatives. The following Board action being taken:

On a Motion by Mr. Lefere, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the plant selection for the refurbishment project and gave direction to the Landscaper to start the project to include the sod install including the addition of three pallets of sod (upon the Chairman's approval of the plants) for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Update on Results of BAES Inspection

Mr. Fischer reported on the inspection that was completed by BAES and a brief discussion ensued. The possibility that the contractor used private water in making the repairs was put forward; with Mr. Fischer indicating that he was in the process of researching the claim and would address the matter with BAES and the resident as warranted upon completion of his research.

Ms. Smith expressed continued concerns with the drainage issues behind Gillian Circle and Luftburrow Lane. It was noted the District Engineer has stated that the system is working properly and the issue is related to the unusual rain fall situation that the area has experienced over recent years that has created ground saturation levels that lead to slower drainage. The Board asked that another opinion be obtained as there is the possibility that the drain pipes in the area could also be clogged and just need to be cleaned out.

On a Motion by Mr. Haupt, seconded by Ms. Smith, with all in favor, the Board of Supervisors authorized Management to engage the services of Tonja Stewart to complete an inspection of the wetland drainage system next to Luftburrow Lane for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Assessment
Allocation Methodology**

Mr. Babar discussed the current methodology and the history behind the decision to implement it, noting that it makes sense given the current economic conditions to explore other options. He explained that Rizzetta has begun exploring the impact that moving to an Equivalent Assessment Unit (EAU) would have on the residents moving forward. A brief discussion ensued on the topic and a request made for additional information to be provided prior to or as part of budget discussions.

Ms. Guthrie provided information on the HOA agreement relative to landscaping at the townhomes. It was noted that the agreement is no longer relevant as the District is covering the vast majority of the landscaping and the goal is to transition to utilizing the same landscaping firm for the entire District at some future date.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Addressing
Landscaping and Irrigation Internally**

Mr. Haupt led discussion regarding the need for landscaping/sod to be installed in some of the new common areas that may require the installation a well and pump, as well of an irrigation system in order to address the landscaping areas throughout the community. The pros and cons of the various types of grass were noted and the desire to go with St. Augustine expressed.

The Board directed Management to obtain proposals for the installation of a well, the addition of irrigation where needed, and sod replacement as needed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report

B. District Engineer
Not present.

C. Operations Manager

Mr. Toborg reviewed the March inspection report, pointing out areas of concern, and a complaint received from a resident that he feels is unwarranted. He presented proposals to replace the dead Maple and additional mulch that were noted in the report. A brief discussion ensued with the following Board actions being taken:

On a Motion by Mr. Haupt, seconded by Ms. Smith with all in favor, the Board of Supervisors approved the proposal from Austin Outdoor in the amount of \$399.38 to replace the dead Maple tree for The Verandahs Community Development District.

On a Motion by Mr. Haupt, seconded by Ms. Smith with all in favor, the Board of Supervisors approved the proposal from Austin Outdoor in the amount of \$1,804.80 to install the additional pine bark mulch pending review of pricing for The Verandahs Community Development District.

Mr. Toborg asked for a code allowing access to the pool for maintenance purposes. Mr. May stated that he would provide them with an access card.

D. District Manager

Mr. Fischer stated that the next regular meeting is scheduled for May 6, 2015 at 8:00 a.m.

He noted that the United Methodist Church has not responded to the request to hold the evening meetings there to date. A brief discussion ensued regarding the other options. The possibility of holding the evening meetings at the Lennar model home was put forward. Mr. Lefere stated that he would get back to Management regarding this matter.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Smith presented a letter from residents expressing concern with heavy equipment being driven on private lawns by the landscaper. It was noted that there is an easement allowing access to that area further up the road that would alleviate the situation.

Mr. Zeigler reviewed his conversations with the resident and confirmed that he has addressed the matter with his staff. He promised that the damage would be repaired. However, the resident has not provided the location of where the irrigation head that may have been broken was located.

TELEVENTH 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 9:32 a.m. for The Verandahs Community Development District.


Assistant Secretary


Chairman/Vice Chairman