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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, October 1, 2014, at 8:00 a.m.** at the offices of Florida Design Consultants, located at 3030 Starkey Blvd., New Port Richey, Fl. 34655 Present and constituting a quorum:

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:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b>
	<b>(via conference call)</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments put forward at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes from the Board  
of Supervisors' Meeting on September 3,  
2014**

<p>On a Motion by Mr. May, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on September 3, 2014 for The Verandahs Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Update on Chenwood Avenue Light**

A brief discussion was held regarding the status of the street light installation on Chenwood Avenue. It was stated that all of the plans, maps, etc. were sent to Withlacoochee River Electric a long time ago and it appears that the project may have fallen through the cracks. The Board asked that management follow-up on the matter and provided the contact information at WREC.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-01,  
Designating Assistant Secretaries**

Mr. Brizendine presented Resolution 2015-01, asking that he and Mr. Dailey from Rizzetta be added as Assistant Secretaries for signatory purposes. He confirmed that a resolution to appoint a Chairman and Vice Chairman would be presented once the new Board Supervisors take office following the general election.

On a Motion by Mr. May, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved Resolution 2015-01, designating Sara Guthrie, Tomas May, Brady Lefere, Scott Brizendine, and Eric Dailey as Assistant Secretaries for The Verandahs Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-02,  
authorizing the Disbursement of funds**

Mr. Brizendine reviewed the purpose of Resolution 2015-02, explaining that it allows for the approval of maintenance repairs, etc., for items that should not wait until the next meeting. He stated that the approvals would be brought to the Board for ratification as needed.

On a Motion by Mr. Lefere, seconded by Mr. May., with all in favor, the Board of Supervisors approved Resolution 2015-02, adopting a policy for the disbursement of funds for continual/contractual expenses as per the contracts' payment terms and non-continual maintenance expenses (less than \$5,000-with approval of the District Manager and greater than 5,000- with approval of the District Manager and Chairman for The Verandahs Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-03,  
Designating a Records Retention Policy**

Mr. Brizendine stated that Resolution 2015-03 establishes a policy for the retention of District records, and is a requirement for all special districts in the State. He stated that the policy mirrors the State of Florida's Division of Library and Information Services guidelines for public records retention. A brief discussion ensued regarding the fact that the records have not been received from the prior management firm to date.

On a Motion by Mr. May, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved Resolution 2015-03, adopting a records retention policy that follows the States' guidelines for The Verandahs Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-04,  
Designating a Procedure for Public  
Comments**

Mr. Brizendine presented Resolution 2015-04, explaining that it formally acknowledges the Board's intent to adhere to the "Right to be Heard" law that recently passed and provides for a policy establishing public comments to be heard at the beginning of each meeting.

On a Motion by Mr. May, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved Resolution 2015-04, adopting a policy allowing public comments at the beginning of Board meetings The Verandahs Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. Operations Manager  
Mr. Brizendine stated that Mr. Toborg will be beginning his inspections this month.
- D. District Manager  
Mr. Brizendine presented a proposal from Austin Outdoor for the fall annual mix (560 Plants) installation in the amount of \$1,041.36. A brief discussion ensued regarding the mowing schedule and whether the Board wants to approve the annuals prior to installation going forward. The Board indicated that approval was not needed provided they were within the contracted amount. They requested that Austin Outdoor be asked to work with them on the mowing schedule should the rainy weather continue and the weekly mowings be needed in October.

Mr. Brizendine asked for a motion to allow an Assistant Secretary, who sits on the Board, to sign off on the documents approved during this meeting since there is no Chairman in place and the Vice Chairman is not in attendance.

On a Motion by Mr. Lefere, seconded by Mr. May, with all in favor, the Board of Supervisors authorized Sara Guthrie to sign off on the documents approved during the meeting for The Verandahs Community Development District.

**TENTH ORDER OF BUSINESS**

**Audience Comments & Supervisor Requests**

Mr. Brizendine informed a member of the audience that the terms for the individuals that would be taking a seat on the Board following the November election are effective two weeks after the election (November 18<sup>th</sup>) and that they would be sworn in at the December meeting.

Mr. Lefere informed the Board that Lennar has approved extending the fence by the gate to address the matter of people sneaking around it and work is scheduled to begin this week.

A brief discussion ensued regarding the removal of a dead deer from one of the ponds in the community. It was decided to contact the trapper used in the District to see if he would handle the matter.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. May, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors adjourned the meeting at 8:30 a.m. for The Verandahs Community Development District.

  
Assistant Secretary

  
Chairman Vice Chairman