
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, June 2, 2015, at 6:30 p.m.** at the offices of Florida Design Consultants, located at 3030 Starkey Blvd., New Port Richey, FL 34655 Present and constituting a quorum:

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| Stanley Haupt | Board Supervisor, Chairman |
| Nancy Smith | Board Supervisor, Vice Chairman |
| Thomas May | Board Supervisor, Assistant Secretary |
| Sara Guthrie | Board Supervisor, Assistant Secretary |

Also present were:

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| Clifton Fischer | District Manager, Rizzetta & Company, Inc. |
| Scott Brizendine | Director of Financial Services, Rizzetta & Company |
| Vivek Babbar | District Counsel, Straley & Robin <i>(via speakerphone)</i> |
| David Ziegler | Representative, Austin Outdoor |
| Audience | |

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

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of Minutes from the Board
of Supervisors' Meeting on May 6, 2015**

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| <p>On a Motion by Ms. Smith, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting on May 6, 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 April

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 April totaling \$19,737.23 for The Verandahs Community Development District.

FIFTH ORDER OF BUSINESS

Review of Proposals for Engineering Services

Mr. Fischer stated that there was only one firm that responded to the RFQ for engineering services. A brief discussion ensued regarding concerns with how this firm bills for services. Mr. Brizendine explained that during the contract negotiations they would be addressing the hourly rate that would be charged for services on an as needed basis. A request was made that Staff enter into negotiations with Dewberry Engineering providing the hourly rate is within rates paid to the former firm and the District is not billed for travel time.

On a Motion by Ms. Smith, seconded by Ms. Guthrie, with all in favor, the Board of Supervisors authorized District Counsel and Management to negotiate a contract with Dewberry Engineering for engineering services based on Board discussions for The Verandahs Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2015/2016 Proposed Budget

Mr. Fischer presented the fiscal year 2015/2016 budget and a brief discussion ensued regarding various line items. Management addressed Board concerns and adjustments were made reducing the amount of Supervisor pay that will be paid out next year to \$9,600, reducing the amount of engineering fees by \$2,000, and increasing the miscellaneous contingency to \$25,000 with a goal of completing some landscape enhancements. Mr. Brizendine explained that by approving the proposed budget the Board is setting its maximum assessment levels and can only be decreased during the public hearing. The total amount of the budget after the revisions made was \$324,665. Mr. Zeigle was asked to provide a color coded map of where the landscape enhancements are being proposed and to provide a written warranty stating that Austin Outdoor would replace anything that dies as long as they are the landscaper for the community. These will be used to show residents why the Board is asking for an increase in assessments.

Mr. Brizendine reviewed the Operation and Maintenance Methodology Report, which addresses the way that the assessments are allocated between the property owners. The Proposed methodology utilizes the same EAU factor as is used with the debt service; with single family homes having an EAU factor of 1 and the Townhomes an EAU factor of .5. He explained the collection costs and early payment discounts that are added onto the assessment roll to ensure that the District collects the entire budgeted amount.

Mr. Brizendine noted that the adjustments made to the budget will mean an increase in assessments of \$30.01 for single family homes and \$135.89 for the town homes. A brief discussion ensued. Mr. Brizendine stated that no action is needed at this time.

Mr. Babbar reviewed Resolution 2015-07 for the Board and the timing for holding the public hearing. Mr. Brizendine confirmed that a mailed notice would be sent to all property owners.

On a Motion by Ms. Smith, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved Resolution 2015-07, approving the Fiscal Year 2015/2016 proposed budget totaling \$324,665 along with the proposed Operation and Maintenance Methodology Report and setting the public hearing for August 4, 2015 at 6:30 p.m. at either the Hudson Library, located at 8012 Library Road, Hudson, FL 34667 for The Verandahs Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. Operations Manager

Mr. Fischer touched briefly on the report provided by Mr. Toborg. Mr. Zeigler stated that the landscape installation should be completed next week. A brief discussion was held regarding the need to aggressively treat for weeds and the ant hills.

The Board mentioned complaints from residents regarding an area that should have been addressed when the tree trimming project was completed and the landscapers encroaching on private property. Mr. Zeigle stated that he would look into both matters.

C. District Manager

Mr. Fischer reminded the Board that the next meeting is scheduled for July 7th 2015 at 8:00 a.m. at Florida Design Consultants. The possibility of holding future meetings at the model home was mentioned.

EIGHTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests.

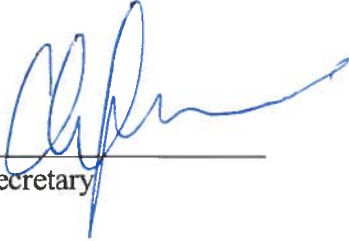
Audience comments were entertained regarding the location of a tree in a resident's back yard, as well as the location of other trees being planted by Lennar. Staff will look into the matter to determine whether the tree can be moved according to County codes. The resident offered to continue to maintain the tree and would be agreeable to voiding the warranty. Mr. Babbar stated that an agreement would need to be signed, as the tree would be transplanted onto District property.

There were no Supervisor requests at this time.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Guthrie, seconded by Mr. Haupt, with all in favor, the Board of Supervisors adjourned the meeting at 7:44 p.m. for The Verandahs Community Development District.



Assistant Secretary



Chairman/Vice Chairman