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**MINUTES OF MEETING  
THE VERANDAHS  
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Verandahs Community Development District was held on Wednesday, October 2, 2013 at 8:00 a.m. at Florida Design Consultants, 3030 Starkey Boulevard, New Port Richey, Florida.

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**FIRST ORDER OF BUSINESS - Roll Call**

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Mr. St. Denis called the meeting to order.

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The Board members introduced themselves for the record.

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Present and constituting a quorum were:

30	Craig Hotop	Chairman
31	Nancy Smith	Vice Chairman
32	Joe Fulghum	Supervisor
33	Thomas May	Supervisor

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Also present were:

42	Bruce St. Denis	Manager
43	Mark Straley	Attorney (via phone)
44	Greg Wegener	Engineer
45	Jodi Roberts	HOA Manager
46	Jeff Denny	Florida Design Consultants
47	Mark Grobe	LMP
48	Daryl Flynt	LMP

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Mr. St. Dennis established a quorum of the Board was present.

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**SECOND ORDER OF BUSINESS – Audience Comments on Agenda Items**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS – Staff Reports**

**A. Field Management – Monthly Landscape Report**

**A.2. Landscape**

**➤ Landscaped Enhancement Proposal**

Ms. Roberts stated the Board asked that I contact the landscaper to look at plant material that has exceeded its expectancy, and/or has been damaged by frost, and for them to put together an enhancement proposal along County Road 52 down Chenwood.

1 Ms. Smith stated LMP has presented two options: one for installation in phases,  
2 and one for the entire project at one time at a total cost of \$110,992.80. If possible, I  
3 would like to see it done at one time so the growth is consistent.

4 Mr. Flynt stated we put together an enhancement project that will add elegance  
5 and class to the Verandah's. Right now what you have from CR52 to the guard gate is  
6 declining plant material, but you to have some evergreens that give you a North Carolina  
7 type of landscape. We have put together materials that will go well with one another,  
8 materials that are not hard maintain and have color. It would be at the entrance and on  
9 both the east and west side of Chenwood and it will really pop. The materials are cold  
10 hardy and you can find these materials in Brooksville which is one of your cold pockets  
11 in the state. There is no fear of any of these materials getting badly damaged. Anything  
12 can be damaged if it gets cold enough, but we typically do not get down into the teens. A  
13 lot of these materials are not pest prone, so you will not have a lot of pest problems. You  
14 will have something that looks good when it is installed and will look even better years  
15 from now. You will get your money's worth out of these materials for years to come.

16 Mr. Grobe stated we have included everything in this proposal including irrigation  
17 and if you have the project completed all at once verses in phases you will save about  
18 \$10,000.

19 Mr. May asked how long will the project take?

20 Mr. Flynt stated the project should be about six weeks and that is including time  
21 for mistakes or things to go wrong.

22 Ms. Roberts stated there may be \$60,000 from the 2013 Budget that was for  
23 enhancement that was never used. Could we find out if that can be used?

24 Ms. Smith stated we are overfunded in our reserves, and if we don't have enough  
25 funds maybe we can partner with Lennar to get this project completed. We are figuring  
26 we have \$60,000 we could pull out of the reserve funds.

27 Mr. St. Denis stated give me a few minutes to get the accountant on the phone to  
28 go over the budget line items and fund balance. I provided them the call in number, and  
29 they will contact us during the meeting with their findings.

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1 **THIRD ORDER OF BUSINESS – Administrative Matters**

2 **A. Approval of Minutes of August 7, 2013 Board Meeting**

3 Mr. St. Denis stated each Board member received a copy of the minutes of the  
4 August 7, 2013 regular Board meeting and requested any additions, corrections or  
5 deletions.

6 Following discussion,  
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8 On MOTION by Ms. Smith, SECONDED by Mr. May, WITH ALL IN FAVOR, the  
9 Board approved the Minutes of August 7, 2013 Meeting, as amended.

11 **B. Acceptance of Financial Statements and Check Register as of August 2013**

12 Mr. St. Denis reviewed the financial statements and check register as of August  
13 2013 and requested a motion to accept.

14 Following discussion,  
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16 On MOTION by Ms. Smith, SECONDED by Mr. May, WITH ALL IN FAVOR, the  
17 Board accepted the Financial Statements and Check Register as of August 2013.

19 **C. Meeting Dates for Fiscal Year 2013-2014**

20 Mr. St. Denis reviewed the meeting dates and requested a motion to accept.

21 Following discussions, all meetings will start at 8:00 a.m., except for June 4, 2014  
22 and August 6, 2014 which will be held at 6:30 p.m.

24 On MOTION by Ms. Smith, SECONDED by Mr. May, WITH ALL IN FAVOR, the  
25 Board approved the Meeting Dates for Fiscal Year 2013-2014, as amended.

27 Ms. Acevedo, with DPF, joined the meeting.

28 Ms. Smith stated assuming the access funds left from the 2013 budget went into  
29 the reserves for 2014, what is the overage that we can use for a special project. We did  
30 also have a deferred cost, acquisition and construction, in the amount of \$76,264, under  
31 capital projects.

32 Mr. St. Denis stated we can send out a report either today or tomorrow with the  
33 information that you need.

1 Ms. Smith stated if you can send that to the entire Board, because we would like  
2 to make a decision before the next Board meeting.

3 Mr. St. Denis stated the Board can set forth parameters, and assign tasks to be  
4 performed before the next meeting.

5 Mr. Hotop stated we can continue this meeting.

6 Ms. Smith stated we need the numbers so that Mr. Hotop can take it to Lennar to  
7 see if they would cover the difference towards the Enhancement Project.

8 Following discussion, the consensus was to continue this meeting to Tuesday,  
9 October 8, 2013 at 5:00 p.m. for the Landscape Enhancement Project discussion.

10 Mr. St. Denis stated we will provide an analysis and recommendation regarding  
11 how much money is available in your Fund Balance for the project.

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13 **FOURTH ORDER OF BUSINESS - Business Matters**

14 **A. Updates:**

15 **1. Street Drains and Utility Boxes**

16 Ms. Roberts stated we did an inspection and have identified all the drains and  
17 sunken utility boxes. Mr. Jeff Denny will have a report at the next meeting that will  
18 show the ownership of these drains and utility boxes to enable the CDD or HOA to take  
19 proper action.

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21 **2. Fire Hazard Assessment**

22 Ms. Roberts stated I gave the Board a report at the last meeting. That report was  
23 also sent to Mr. John Daugirda, and others at DPFPG as well. Mr. May wants the Board to  
24 look into doing a controlled burn to get eliminate the over grown brush encroaching  
25 towards the homes that has grown in the last few years.

26 Mr. May stated the major concern is that some of the homes are rather close to the  
27 tree line and if there is a fire, like the one a few years ago, the winds blows and the fire  
28 jumps then those homes could be in great danger. It may be better to get the area cut  
29 down.

30 Mr. St. Denis stated if you cut down the bushes that will also make fuel for the  
31 fire as well. It may be better to contact the Division of Forestry and get some  
32 recommendations.

1 Mr. May stated I agree, and I will get the contact information from Ms. Roberts  
2 and I will contact them for their recommendations.

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4 **B. Additional Matters**

5 There being no report, the next item followed.

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7 **FIFTH ORDER OF BUSINESS – Staff Reports**

8 **A. Field Management – Monthly Landscape Report (May)**

9 The Field Manager Report was included in the Advanced Board Package; a copy  
10 of which is attached hereto and made a part of the permanent record.

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12 **1. Ratification of Pond Maintenance Contract**

13 Ms. Roberts stated I will forward a copy of the contract so that it can be reviewed,  
14 and ratified at the continued meeting on October 8, 2013 at 5 p.m.

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16 **2. Landscape**

17 **➤ LMP Surge Protector Proposal**

18 Ms. Roberts stated the surge protectors have been installed to the irrigation  
19 pumps.

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21 **➤ LMP Ant Control Proposal**

22 Ms. Roberts stated the Board approved me to work with the landscape company  
23 regarding Top Choice Ant Control applications. It has been put down and had to be  
24 reapplied in one area where the site was disturbed because we had to do some digging. I  
25 have been doing walk-throughs with the landscapers and it seems to be working.

26 The bank erosion has been repaired with wire mesh and sodding. We are keeping  
27 an eye on it.

28 There was an incident where a car hit one of our trees and I have been in contact  
29 with the car owner's insurance company, GEICO, and they have agreed to pay for the  
30 replacement of the tree at \$1,250. That is the amount that LMP is charging for the  
31 replacement, but I also wanted to let you know that this tree is also a part of our  
32 enhancement area.

33 The fencing between the two communities was installed.

1 I have been working with Mr. Hotop and Lennar about getting more light outside  
2 of the Townhome area.

3 A discussion was held regarding the various types of lighting elimination options.

4 Ms. Roberts stated the Aquatic Systems contract was terminated as the Board  
5 authorized, and the Blue Water Aquatics contract came in below the not to exceed  
6 \$25,000 year at \$14,400 annually and includes 18 ponds and two compensation ponds

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8 **B. Manager**

9 Mr. St. Denis stated I would like to add to the continued meeting agenda a  
10 resolution added me as an Assistant Secretary.

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12 **C. Attorney- "Opportunity to Be Heard" Legislation**

13 Mr. Straley stated on July 1, 2013 legislation was passed requiring special district  
14 boards to allow the public a chance to make comments at the beginning of the meeting on  
15 the agenda items and also a chance to comment towards the end of the meeting.

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17 **D. Engineer**

18 There being no report, the next item followed.

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20 **SIXTH ORDER OF BUSINESS - Audience Comments**

21 There being no report, the next item followed.

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23 **SEVENTH ORDER OF BUSINESS - Supervisor Request**

24 The Board requested a copy of the final budget be provided with generic titles  
25 rather than current vendors on the contract listing.

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27 **EIGHTH ORDER OF BUSINESS - Adjournment**

28 Mr. St. Denis asked for a motion to continue this meeting on October 8, 2013 at 5  
29 p.m.


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31 On MOTION by Ms. Smith, SECONDED by Mr. May, WITH ALL IN FAVOR, the  
32 meeting was continued on October 8, 2013 at 5 p.m. at the offices of Florida Design  
33 Consultants

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- 1    \*These minutes were prepared in summary format.  
2    \*Each person who decides to appeal any decision made by the Board with respect to any  
3    matter considered at the meeting is advised that person may need to ensure that a  
4    verbatim record of the proceedings is made, including the testimony and evidence upon  
5    which such appeal is to be based.

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7    Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
8    publicly noticed meeting held on NOV 6 2013.

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12    Signature


13  
14    BRUCE ST DENIS

15    Printed Name

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17    Title:

- 18     Secretary  
19     Assistant Secretary

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11    \_\_\_\_\_

12    Signature

13  
14    Craig Holop

15    Printed Name

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17    Title:

- 18     Chairman  
19     Vice Chairman