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

9 The Regular Meeting of the Board of Supervisors of the Verandahs Community
10 Development District was held on Wednesday, January 8, 2013⁴ at 8:00 a.m. at Florida
11 Design Consultants, 3030 Starkey Boulevard, New Port Richey, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

20 Mr. St. Denis called the meeting to order.

21 The Board members introduced themselves for the record.

22 Present and constituting a quorum were:

23	Craig Hotop	Chairperson
24	Nancy Smith	Vice Chairperson
25	Joe Fulghum	Supervisor
26	Tom May	Supervisor

27 Also present were:

28	Bruce St. Denis	Manager
29	Jeff Denny	Engineer
30	Patricia Comings-Thibault	DPFG
31	Al Belluccia	
32	Sara Guthrie	HOA Manager

33 Mr. St. Denis 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.

THIRD ORDER OF BUSINESS -- Administrative Matters

A. Approval of Minutes of November 6, 2013 Board Meeting

Mr. St. Denis stated each Board member received a copy of the minutes of the November 6, 2013 regular Board meeting and requested any additions, corrections or deletions.

Mr. Fulghum stated I was not present at the November 6 meeting.

1 On MOTION by Ms. Smith SECONDED by Mr. May, WITH ALL IN FAVOR, the
2 Board approved the Minutes of November 6, 2013 Meeting, as amended.

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4 **B. Acceptance of Financial Statements and Check Register as of November 30,**
5 **2013**

6 Ms. Thibault reviewed the financial statements and check register as of November
7 30, 2013. The unassigned fund balance is \$253,407. There has not been any major non-
8 routine expenditures for November. On the debt service fund you had on November 1
9 first payment of the year in the amount of \$107,056 and the next payment is due May 1.
10 After the payment is made, the trustee looks to see if there are any excess funds and you
11 had approximately \$6,000 left and that was transferred over to the capital project fund
12 and you have a balance of \$82,280.

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14 On MOTION by Ms. Smith, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR, the
15 Board accepted the Financial Statements as of November 30, 2013.

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

18 **A. Bond Refinancing Feasibility**

19 Mr. St. Denis stated the Board asked about refinancing the 2006 A Bonds. Based
20 on our Financial Advisor who reviewed the information and contracted two banks it was
21 determined that financing was not feasible at the time.

22 Ms. Smith stated after reviewing the report I agree there not an opportunity to
23 refinance at this time. I would take a look at it in a couple of years.

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25 **B. Additional Parking Feasibility**

26 Mr. Denny stated my firm has put together an exhibit showing where we thought
27 we could get additional parking in the wooded areas. There is the possibility of 60
28 additional parking spaces. There is a meeting set with Hillsborough County on January
29 21, 2014 at 11:15 a.m.

30 A discussion was held regarding the aesthetics of the overflow parking.

31 Mr. May stated I will try to attend.

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1 **C. Updates:**

2 ➤ **Street Drains**

3 Mr. St. Denis stated it appears from discussions the ownership between street and
4 pond is not clearly delineated regarding the HOA vs the CDD.

5 Mr. Denny stated the ownership is clear; the plat is not specific as to maintenance.

6 Mr. Fulghum stated the right of way is the HOA, and the drainage system and
7 ponds are CDD.

8 Ms. Smith stated we are trying to figure out who is responsible for the street
9 drains/manhole casings.

10 Mr. St. Denis stated the catch basin and drains are in the right of way, but it is not
11 clear who as the maintenance responsibilities.

12 Mr. Straley stated as it is part of the CDD water management system, it is a
13 logical sense that the CDD maintain the drainage system, and make sure the HOA is okay
14 with it. The same individuals will be paying for this maintenance.

15 Following discussion,
16

17 On MOTION by Ms. Smith, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR, the
18 Board approved the CDD Retaining Responsibility for the Street Drainage System, Catch
19 Basins and Pipes Including Those Within the HOA Right of Way.

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21 Ms. Smith stated there is some concrete that fell off in the basin that needs to
22 be removed and patched in the same color if possible.

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24 ➤ **Fire Hazard Assessment**

25 Ms. Guthrie stated I will have more information from the Division of Forestry
26 within the next 30 to 60 days regarding the fire hazard assessment.

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28 ➤ **Street Light Installation Chenwood**

29 Ms. Guthrie stated the contract for street light installation has been signed and
30 sent to Withlacoochee. We are waiting to hear from them for a contact person so we can
31 move forward with Bravo Landscaping.

32 Mr. Hotop stated I can provide you an alternate contact for the electric company.

1 Ms. Guthrie stated I want to let you know that I am getting a bid for the no
2 trespassing and the private property sign for the gate between Pine Ridge and the
3 Verandahs.

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5 **D. Additional Items**

6 There being none, the next item followed.

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

9 **A. Manager**

10 There being none, the next item followed.

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12 **B. Field Manager Report**

13 Ms. Guthrie stated I will e-mail the report to Mr. St. Denis and he will send it to
14 the Board.

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16 **C. Attorney**

17 There being none, the next item followed.

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19 **D. Engineer**

20 There being none, the next item followed.

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

23 There being none, the next item followed.

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26 **SEVENTH ORDER OF BUSINESS – Supervisors Request**

27 Ms. Smith stated in February I would like re-discussion of the landscaping
28 proposals and get at least one additional proposal for comparison. Also bring a spring
29 schedule for the common areas maintenance from LMP. You may want to invite LMP to
30 the meeting.

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32 **EIGHTH ORDER OF BUSINESS – Adjournment**

33 There was no further business,

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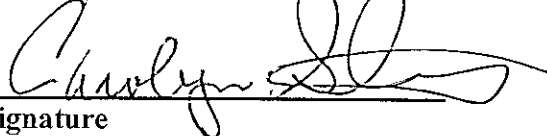
35 On MOTION by Ms. Smith, SECONDED by Mr. Fulghum, WITH ALL IN FAVOR, the
36 meeting was adjourned at 8:48 a.m.

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**These minutes were prepared in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 2.5.2014.



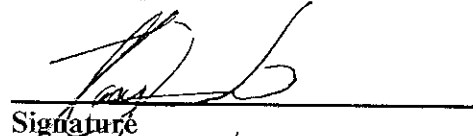
Signature

Carolyn Stewart

Printed Name

Title:

- Secretary
- Assistant Secretary



Signature

Nancy Smith

Printed Name

Title:

- Chairman
- Vice Chairman