



Rizzetta & Company

Veranda Community Development District II

**Board of Supervisors' Meeting
March 9, 2026**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

Board of Supervisors	Austin Burr Ben Meyers Ted Charron Marilyn Lebowitz Luke Rector	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jonathan Johnson	Kutak Rock LLP.
District Engineer	Roberto Cabrera	Culpepper & Terpening, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

March 2, 2026

**Board of Supervisors
Veranda Community
Development District II**

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Veranda Community Development District II will be held on **March 9, 2026, at 3:00 p.m.** at the **Home2 Suites by Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994**. The following is the final agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. COMMUNITY UPDATES**
 - A. Premier Lakes Service Reports Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Meeting from the Regular Board of Supervisors Meeting Held on January 29, 2026 Tab 2
 - B. Consideration of Minutes of Meeting from the Audit Committee Meeting held on October 21, 2025, Tab 3
 - C. Ratification of Operation and Maintenance Expenditures for December 2025 Tab 4
- 5. BUSINESS ITEMS**
 - A. Consideration of Quarterly Electrical Maintenance Services (Under Separate Cover)
 - B. Consideration of Audit RFP
 - C. Consideration of Landscape Replacement Proposals (Under Separate Cover)
 - D. Consideration of Resolution 2026-02 Conducting the General Election (Under Separate Cover)
- 6. STAFF REPORTS**
 - A. District Counsel
 1. Discussion of General Elections
 - B. District Engineer
 1. Discussion of Storm Water Inspections
 2. Updates on 619 Villandry Way Resident Inquiry
 - C. District Manager
 1. Updates on Spinnakers at Veranda Quarterly Maintenance Program
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With Appreciation,
Brian Mendes

Brian Mendes
DistrictManager

Tab 1

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	12/18/2025 -
TECH(S)	Bill Kurth
JOB #	1071033555

CUSTOMER
Veranda II CDD Brian Mendes SE Veranda Gardens Blvd Port St Lucie, FL, 32984 (407) 472-2471 BMendes@rizzetta.com

SERVICE LOCATION
Veranda II CDD SE Veranda Gardens Blvd Port St Lucie, FL, 32984 (407) 472-2471 BMendes@rizzetta.com

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Inspected all lakes. Rain on and off, limited ability to treat. Treated Vallisneria and algae on lake VP6. Treated Baby's tears lake VP1
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Tab 2

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.

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II

The meeting of the Board of Supervisors of the Veranda Community Development District II was held on January 29, 2026, at 1:00 p.m. at the Home2Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994. Following is the agenda for the meeting.

- Austin Burr Board Supervisor, Chairman
Ben Meyers Board Supervisor, Vice Chairman
Luke Rector Board Supervisor, Assistant Secretary
Ted Charron Board Supervisor, Assistant Secretary
Marilyn Lebowitz Board Supervisor, Assistant Secretary
Also present were:
Brian Mendes District Manager, Rizzetta & Company, Inc.
Jonathan Johnson District Counsel, Kutak Rock (via phone)
Roberto Cabrera District Engineer, Culpepper & Terpening, Inc. (via phone)
Audience Not Present

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. Mendes called the meeting to order at 1:00 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS Audience Comments on Agenda Items

No members of the public were in attendance.

THIRD ORDER OF BUSINESS Veranda II Sail Artwork Maintenance Report

Mr. Mendes reported to the Board that the Veranda II sail quarterly maintenance was conducted in November 2025, and the vendor provided a 22-page report of the maintenance services performed.

Mr. Mendes stated there are two lights on the main deck that were reported as nonfunctional.

Mr. Mendes stated he is working with Ehman Electric for maintenance and repairs of said lighting issues.

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52 Mr. Mendes reminded the Members of the Board that the Veranda II Sail Artwork is scheduled to
53 be pressure-washed monthly.

54
55 Mr. Mendes inquired with the maintenance team if pressure washing is needed, Mr. Mendes
56 stated he spoke with Paul Slater.

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58 The Members of the Board and District Staff discussed the need for monthly pressure washing.

59
60 Mr. Mendes stated he will follow up with Mr. Slater on additional charges needed.

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62 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the**
63 **Regular Meeting Held on October 21,**
64 **2025**

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66 Mr. Mendes presented the minutes from the meeting held on October 21, 2025, and asked if any
67 changes were requested.

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69 The Members of the Board reviewed the minutes from the meeting held on October 21, 2025, no
70 changes were requested.

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On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board approved the Minutes of the Regular Meeting Held on October 21, 2025, for Veranda Community Development District II.

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73 **FIFTH ORDER OF BUSINESS** **Ratification of Operation and**
74 **Maintenance Expenditures for**
75 **September - November 2025**

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77 The Members of the Board reviewed and discussed the operation and maintenance
78 expenditures for the months of September – November 2025.

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On a motion by Mr. Burr, seconded by Mr. Charron, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2025 (\$11,952.95) October 2025 (\$234,014.92) and November 2025 (\$32,028.36), for Veranda Community Development District II.

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81 **SIXTH ORDER OF BUSINESS** **Ratification of District Items**

- 82
83 1. Reserve Fund Expenses
84 2. Impact Landscaping Tree Removal Becker Rd
85 3. Grau & Associates FY 2025 Auditing Services
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87 Mr. Mendes reported to the Board, in relation to series 2018, 2021 and 2024 ratifying the
88 “Reserve account release conditions” meaning, lots for assessment areas are fully
89 developed and platted as certified in writing by Mr. Cabrera.

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91 The Members of the Board reviewed and discussed the Reserve Fund Expenses, Impact

92 Landscaping Tree Removal Becker Rd and the Grau & Associates FY 2025 Auditing Services.
93

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board of Supervisors Ratified the Reserve Fund Expenses, Becker Road Mulching Proposal and the District Engineer Certifications, for Veranda Community Development District II.

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95 **SEVENTH ORDER OF BUSINESS** **Consideration of Becker Road**
96 **Maintenance Agreement**
97

98 Mr. Mendes reviewed the agreement with the Board, stating the agreement is with the City,
99 naming the District responsible for constructing and funding of all cost associated with the
100 administration, CEI, design and construction of Southeast Becker Rd to Northwest Gilson
101 Rd
102

103 The Members of the Board discussed and reviewed the Becker Road Maintenance
104 Agreement.
105

106 Mr. Mendes stated he will review the contract in dept, to further understand the cost share.
107

On a motion by Mr. Burr, seconded by Mr. Rector, with all in favor, the Board of Supervisors approved the Becker Road Maintenance Agreement, for Veranda Community Development District II.

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109 **EIGHTH ORDER OF BUSINESS** **Consideration of Bollard**
110 **Replacements**
111

112 Mr. Mendes reported to the Members of the Board that the vendor has confirmed a paint
113 color match, and will be replacing three bollards, storing three bollards and he stated he will
114 be working with Ehman Electrical for quarterly maintenance services.
115

On a motion by Mr. Burr, seconded by Ms. Lebowitz, with all in favor, the Board of Supervisors approved Ehman Electricals's Bollard Replacements proposal, Contingent upon ordering one bollard to confirm a match, and approving Mr. Mendes to work with Mr. Charron and Ms. Lebowitz, in substantial form, for Veranda Community Development District II.

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117 **NINTH ORDER OF BUSINESS** **Consideration of Bollard Maintenance**
118 **Services (Under Separate Cover)**
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120 The Members of the Board tabled the consideration of bollard maintenance services until
121 the scheduled meeting on February 25th, 2026.
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123 **TENTH ORDER OF BUSINESS** **Staff Reports**
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125 **A. District Counsel**
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127 No questions.
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- B. District Engineer**
 - 1. Completion Updates for Lake Liner Project
 - 2. Updates on Lake Levels

Mr. Cabrera reported on the lake liner project and updated the Board on recent site visits.

Mr. Burr commented on recent walkthrough with Kimbly Horn and stated the project is pending completion.

The Members of the Board discussed the recent walkthrough and liner project pending completion.

- C. District Manager**
 - 1. Q3 Website Audit Review

Mr. Mendes reviewed the quarterly newsletter with the Board and stated sprinklers at Veranda sails report will be sent in two weeks.

ELEVENTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**

Mr. Charron presented and reviewed the Premier Lakes proposal with the Members of the Board.

The Members of the Board approved to utilize miscellaneous in reserve funds.

On a motion by Mr. Charron, seconded by Mr. Rector, with all in favor, the Board of Supervisors approved Premier Lakes proposal for aquatic plants, not to exceed \$10,725, for Veranda Community Development District II.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 1:35 p.m. for Veranda Community Development District II.

[SIGNATURES ON FOLLOWING PAGE]

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 3

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.

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT II**

The 1st meeting of the Audit Committee Meeting of the Veranda Community Development District II was held on **October 21, 2025, at 1:54 p.m.** at the **Home2Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994.** Following is the agenda for the meeting.

Austin Burr	Board Supervisor, Chairman
Ben Meyers	Board Supervisor, Vice Chairman
Luke Rector	Board Supervisor, Assistant Secretary
Ted Charron	Board Supervisor, Assistant Secretary
Marilyn Lebowitz	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Jonathan Johnson	District Counsel, Kutak Rock <i>(via phone)</i>
Roberto Cabrera	District Engineer, <i>(via phone)</i>

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mendes called the meeting to order at 1:54 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

**Review Instruction and Criteria for
Proposals with Price & Without Price**

Mr. Mendes reviewed the grading criteria options with the Members of the Board.

The Members of the Board reviewed and discussed options for grading criteria.

On a motion by Mr. Burr, seconded by Mr. Charron, with all in favor, the Board approved the grading criteria for audit RFPs, Ability: 20 points, Experience: 30 points, Scope of work: 20 points, Furnish: 20 points and Price: 10 Points, for LTC Ranch West Residential Community Development District.

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THIRD ORDER OF BUSINESS

Adjournment

On a motion by Ms. Lebowitz, seconded by Mr. Charron, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 1:53 p.m. for Veranda Community Development District II.

[SIGNATURES ON FOLLOWING PAGE]

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 4

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

District Office · St. Augustine, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.VERANDACDD2.ORG

Operation and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$106,391.95**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clean Space Pressure Washing	300101	INV-003063	Monument Pressure Wash 10/25	\$ 275.00
Clean Space Pressure Washing	300101	INV-003098	Monument Pressure Wash	\$ 275.00
Culpepper & Terpening, Inc.	300102	102809	General Engineering Services 11/25	\$ 3,040.00
Florida Power & Light Company	20251216-1	68416-19403 112525	1462 SE Becker Road # IRR Pump 11/25	\$ 36.68
Florida Power & Light Company	20251216-1	86852-19407 112525	1500 SE Becker Road # B 11/25	\$ 41.05
Florida Power & Light Company	20251216-1	90037-09400 112525	942 SE Becker RD # IRR PMP 11/25	\$ 249.11
Hoover Pumping Systems Corp.	300096	191658	Phase 3 Pump System 09/25	\$ 2,290.00
Impact Landscaping & Irrigation, LLC	300104	INV-76191	Irrigation Repair 10/25	\$ 899.50
Impact Landscaping & Irrigation, LLC	300104	INV-76279	Landscape Maintenance 11/25	\$ 16,028.00
Impact Landscaping & Irrigation, LLC	300104	INV-76280	Landscape Maintenance 11/25	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	300104	INV-76817	Irrigation Repair 11/25	\$ 834.00
Kutak Rock, LLP	300105	3659261 21123-1	Legal Services 09/25 -10/25	\$ 3,777.50
Kutak Rock, LLP	300107	3674268 21123-1	Legal Services 10/25 - 11/25	\$ 864.50
Luke Rector	300097	LR 102125	Board of Supervisors Meeting 10/21/25	\$ 200.00

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Marilyn Lebowitz	300098	ML102125	Board of Supervisors Meeting 10/21/25	\$ 200.00
Premier Lakes, Inc.	300106	3106	Annual Lake Maintenance 12/25	\$ 1,771.00
Rizzetta & Company, Inc.	300095	INV0000105276	Accounting Services 12/25	\$ 4,987.25
Robert A Burr	300099	AB102125	Board of Supervisors Meeting 10/21/25	\$ 200.00
Saint Lucie County Property Appraisers Office	300108	INV-1391	Non-Ad Valorem Assessments FY 2025 12/25	\$ 65,823.92
Theodore H. Charron	300100	TC102125	Board of Supervisors Meeting 10/21/25	\$ 200.00
USA TODAY Media Corp	300103	7456157	Legal Advertising 11/25	\$ <u>127.44</u>
Report Total				\$ <u>106,391.95</u>