



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors' Meeting
May 5, 2020**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1615**

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Verandahs Clubhouse, 12375 Chenwood Ave., Hudson, FL 34669

Board of Supervisors	Stanley Haupt Thomas May Tracy Mayle Allen Adams Sarah Nesheiwat	Chair Vice Chair Asst. Secretary Asst. Secretary Asst. Secretary
District Manager	Bryan Radcliff	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Richard Ellis	Dewberry Engineering, 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 (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 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.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD, SUITE 100 • WESLEY CHAPEL, FL 33544
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April 27, 2020

**Board of Supervisors
The Verandahs Community
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, May 5, 2020 at 8:30 a.m.** to be conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape & Irrigation
 - i. Field Inspection & Observation Reports Tab 1
 - D. Clubhouse Manager’s Report Tab 2
 - E. District Manager
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors’ Meeting held March 3, 2020 Tab 3
 - B. Consideration of Operations & Maintenance Expenditures for February 2020 Tab 4
- 5. BUSINESS ITEMS**
 - A. Consideration of Revised Resolution 2020-02, Revised Fiscal Year 2019/2020 Meeting Schedule Tab 5
 - B. Consideration of Air Conditioning Proposals (tabled from the last meeting) Tab 6
 - C. Consideration of Proposals for Cleanup and Disposal of Illegal Dumping..... Tab 7
 - D. Consideration of Yellowstone’s Landscape Agreement..... Tab 8
 - E. Discussion Regarding Fiscal Year 2020/2021 Draft Proposed Budget..... Tab 9
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 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 (813) 994-1001.

Sincerely,

Bryan Radcliff

Bryan Radcliff, District Manager

Tab 1

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 meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, March 3, 2020 at 8:00 p.m.** at The Verandahs clubhouse, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

Present and constituting a quorum:

Stanley Haupt	Board Supervisor, Chair
Thomas May	Board Supervisor, Vice Chair
Tracy Mayle	Board Supervisor, Asst. Secretary
Allen Adams	Board Supervisor, Asst. Secretary
Sarah Nesheiwat	Board Supervisor, Asst. Secretary

Also present were:

Bryan Radcliff	District Manager; Rizzetta & Company, Inc.
Vivek Babbar	District Counsel; Straley, Robin & Vericker
Giacomo Licari	District Engineer; Dewberry
Matt Matos	Representative, Yellowstone Landscape
Virgil Stoltz	Representative, Blue Water Aquatics
Harry Donovan	Clubhouse Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Radcliff called the meeting to order and conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments or questions on agenda items.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar discussed the upcoming legislative issues effecting the District.

B. District Engineer

Mr. Licari presented his report to the Board and answered their questions. He gave the Board an update on the road repairs to the Jillian Circle. Topics discussed included estimates of repair, possibility of litigation, and HOA responsibility. The Board requested a report from the HOA regarding their stance and how they plan on proceeding.

C. Landscape & Irrigation

i. Field Inspection & Observation Reports

Mr. Radcliff presented the latest field inspection and observation reports to the Board for review. The Board requested a tree to be trimmed at 13710 Royston and a discarded mattress at Pond #1 be disposed of.

ii. Consideration of Landscape Proposal

Mr. Radcliff presented Yellowstone Landscape's proposal for the 2020 Spring Annual Mix.

<p>On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved Yellowstone Landscape's proposal #47185 for the 2020 Spring Annual Mix in the amount of \$950.40 for The Verandahs Community Development District.</p>

D. Clubhouse Manager

Mr. Donovan presented his Clubhouse Manager's Report for the Board. The Board approved the purchase of Office 365 for the clubhouse. The Board requested Helen Trude-Fortier email blast the residents regarding the keys and hours for the clubhouse.

E. District Manager

Mr. Radcliff announced that the next regular meeting is scheduled for April 7, 2020 at 6:30 p.m. at The Verandahs clubhouse, located at 12375 Chenwood Avenue, Hudson, Florida 34669.

85 He reminded the Board that they would be approving their proposed budget
86 at the meeting on June 2, 2020 and adopting their final budget at their meeting on
87 August 8, 2020 meeting.
88

89 Mr. Stoltz presented his Aquatics Maintenance Report to the Board. The
90 following items were marked for follow-up:
91

- 92 • Report on Compensation Pond #70
- 93 • Discarded Mattress at Pond #1
- 94 • Report on Pond #60

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96 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the
Board of Supervisors' Meeting
held on February 4, 2020**

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100 Mr. Radcliff presented the minutes of the Board of Supervisors' meeting held on
101 February 4, 2020 to the Board for consideration.
102

On a Motion by Mr. Haupt, seconded by Mr. May, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 4, 2020 as presented for The Verandahs Community Development District.

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104 *(Mr. Matos left the meeting in progress at 8:56 a.m.)*
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106 **FIFTH ORDER OF BUSINESS**

**Consideration of Operations &
Maintenance Expenditures for
January 2020**

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110 Mr. Radcliff presented the January 2020 Operations & Maintenance Expenditures
111 to the Board for ratification.
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On a Motion by Mr. Haupt, seconded by Ms. Mayle, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for January 2020 totaling \$31,572.27 for The Verandahs Community Development District.

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114 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution
2020-02, Adopting Revised
Meeting Schedule for the
Remainder of Fiscal Year
2019/2020**

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121 Mr. Radcliff presented Resolution 2020-02, Adopting the Revised Meeting
122 Schedule for the remainder of Fiscal Year 2019/2020. The Board requested the morning
123 meetings be moved from 8:00 a.m. to 8:30 a.m. They will adopt the revised resolution at
124 their next meeting.

125
126 **SEVENTH ORDER OF BUSINESS** **Consideration of Pressure**
127 **Washing Proposal**
128

129 Mr. Radcliff presented Beckners Cleaning Proposal for Pressure Washing the
130 District's curbs and sidewalks.

131

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved Beckners Cleaning proposal #5061L for pressure washing the Districts curbs and sidewalks in the amount of \$5,400.00 for The Verandahs Community Development District.

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133 **EIGHTH ORDER OF BUSINESS** **Consideration of Air Conditioning**
134 **Proposal**
135

136 Mr. Radcliff presented Johnny Cool A/C's Proposal for the gym at The Verandahs
137 Clubhouse. The Board tabled this item pending additional proposals and clarification of the
138 existing proposal.

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140 **NINTH ORDER OF BUSINESS** **Discussion Regarding Illegal**
141 **Dumping**
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143 Mr. Radcliff presented pictures of the illegal dumping issue. The Board and staff
144 discussed the illegal dumping on District property. The Board requested District
145 management locate a vendor to remove the trash, file a police report, and update the code
146 enforcement officer of the status.

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148 **TENTH ORDER OF BUSINESS** **Audience Comments**
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150 There were no audience comments put forth at this time.

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152 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**
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154 Ms. Mayle requested purse hooks be installed in the clubhouse lady's room.
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161 **TWELFTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Haupt, seconded by Mr. May, the Board of Supervisors adjourned the meeting at 9:29 a.m. for The Verandahs Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 2

The Verandahs Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures February 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2020 through February 29, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,047.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allen Adams	002025	AA020420	Board of Supervisors Meeting 02/04/20	\$ 200.00
Blue Water Aquatics, Inc.	002038	26383	Aquatic Service 02/20	\$ 1,200.00
Dewberry Engineers Inc.	002026	1780454	Engineering Services 12/19	\$ 750.00
Digital South Communications, Inc.	002039	8433	Grandstream 2135 8-Button Volp Phone 01/20	\$ 225.00
Frontier Communications of Florida	002027	727-856-7773-073119-5 02/20	Clubhouse Internet & TV 02/20	\$ 178.68
High Trim, LLC	002018	2288	Tree Removal/ Arborist Certification 01/20	\$ 2,050.00
High Trim, LLC	002029	2301	Tree Maintenance 02/20	\$ 1,625.00
Rizzetta & Company, Inc.	002023	INV0000046493	District Management Fees 02/20	\$ 4,320.33
Rizzetta Amenity Services, Inc.	002024	INV00000000006956	Amenity Management Services 12/19	\$ 800.00
Rizzetta Amenity Services, Inc.	002024	INV00000000007018	Amenity Management Services 01/20	\$ 979.16
Rizzetta Amenity Services, Inc.	002024	INV00000000007073	Amenity Management Services 01/20	\$ 908.79
Rizzetta Amenity Services, Inc.	002033	INV00000000007104	Amenity Management Services 02/20	\$ 1,623.94
Rizzetta Technology Services, LLC	002019	INV0000005366	Website Hosting Services 01/20	\$ 100.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	002032	INV0000005468	Website Hosting Services 02/20	\$ 100.00
Rust-Off Inc.	002036	24613	Chemicals for Rust Prevention 01/20	\$ 790.00
Sarah Nesheiwat	002022	SN120320	Board of Supervisors Meeting 12/03/20	\$ 200.00
Securiteam Inc	002034	12866	Quarterly Monitoring 02/20	\$ 150.00
Securiteam Inc	002040	6744010620	Service Call 01/20	\$ 315.00
Stanley Haupt	002028	SH020420	Board of Supervisors Meeting 02/04/20	\$ 200.00
Suncoast Sparkling Cleaning Service Inc	002037	197	Monthly Cleaning Service 01/20	\$ 551.69
Thomas M May	002030	TM 020420	Board of Supervisors Meeting 02/04/20	\$ 200.00
Times Publishing Company	002020	0000052391 01/17/20	Acct# 45385 Legal Advertising 01/20	\$ 136.00
Tracy E. Mayle	002031	TM020420	Board of Supervisors Meeting 02/04/20	\$ 200.00
Verandahs CDD	CD012	Debit Card Replenishment	Debit Card Replenishment	\$ 124.96
Withlacoochee River Electric Cooperative, Inc.	002021	1573431 01/20	Area Lighting 01/20	\$ 435.70
Withlacoochee River Electric Cooperative, Inc.	002021	1573432 01/20	Area Lighting 01/20	\$ 3,310.24

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	002021	1573433 01/20	12013 Chenwood Avenue - Sign 01/20	\$ 42.12
Withlacoochee River Electric Cooperative, Inc.	002021	2026777 01/20	12414 Southbridge Ter 01/20	\$ 39.72
Withlacoochee River Electric Cooperative, Inc.	002021	2095489 01/20	12375 Chenwood Ave - Clubhouse 01/20	\$ 116.89
Yellowstone Landscape	002041	TM 81920	Irrigation Repairs 01/20	\$ 62.95
Yellowstone Landscape	002041	TM 81985	Plant Installation 01/20	\$ 238.05
Yellowstone Landscape	002041	TM 84625	Monthly Landscape Maintenance 02/20	\$ 7,740.00
Yellowstone Landscape	002041	TM 86023	Service Repair 01/20	\$ 133.75
Report Total				<u>\$ 30,047.97</u>

Tab 3

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANDAHS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE REMAINDER OF FISCAL YEAR 2019/2020, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Verandahs Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

WHEREAS, the Board previously approved Resolution 2019-07, designating the dates, times and location for regular meetings of the Board of Supervisors for Fiscal Year 2019/2020.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 1189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annual, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of May, 2020.

ATTEST:

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
REMAINDER OF FISCAL YEAR 2019/2020**

May 5, 2020
June 2, 2020 *
July 7, 2020
August 4, 2020 *
September 1, 2020

The meetings will convene at 8:30 a.m. (*with the exception of the months of April, June, and August which will commence at 6:30 PM) at The Verandahs Amenity Center, located at 12375 Chenwood Avenue, Hudson, Florida 34669.