



Rizzetta & Company

# The Verandahs Community Development District

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## Board of Supervisors' Meeting September 1, 2020

To be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193 issued by Governor DeSantis, as subsequently extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

[www.theverandahscdd.org](http://www.theverandahscdd.org)

## **THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

<b>Board of Supervisors</b>	Stanley Haupt	Chair
	Thomas May	Vice Chair
	Tracy Mayle	Asst. Secretary
	Allen Adams	Asst. Secretary
	Sarah Nesheiwat	Asst. Secretary
<b>District Manager</b>	Bryan Radcliff	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin & Vericker
<b>District Engineer</b>	Richard Ellis	Dewberry Engineering, Inc.

**All cellular phones must be placed on mute during the conference, except for participation in the meeting discussion.**

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.

August 25, 2020

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

**REVISED FINAL AGENDA**

Dear Board Members:

The meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, September 1, 2020 at 8:30 a.m.** to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193 issued by Governor DeSantis, as subsequently extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the tentative agenda for this meeting: The following is the 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
    - ii. Ratification of Yellowstone Proposal #76861 –  
White Bluff Pond Conservation Push Back.....Tab 2
  - D. Clubhouse Manager’s Report.....Tab 3
  - E. District Manager
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors’  
Meeting held August 4, 2020.....Tab 4
  - B. Consideration of Operations & Maintenance  
Expenditures for July 2020.....Tab 5
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-07; Setting FY 2020-2021  
Meeting Schedule.....Tab 6
  - B. Consideration of Egis Insurance Proposal.....Tab 7
- 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 4

**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, August 4, 2020 at 6:30 p.m., conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, and 20-179 issued by Governor DeSantis, and pursuant to Section 120.54(5)(b)2., Florida Statutes.**

Present via teleconference and constituting a quorum:

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

Also present via teleconference were:

Bryan Radcliff	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Bryan Schaub	<b>Field Services, Rizzetta &amp; Company, Inc.</b>
Richard Ellis	<b>District Engineer, Dewberry Engineering</b>
Bryan Schaub	<b>FSM, Rizzetta &amp; Company, Inc.</b>
Harry Donovan	<b>Clubhouse Manager</b>
Matt Matos	<b>Yellowstone Landscape</b>
Helen Fortier	<b>HOA</b>
Virgil Stoltz	<b>Blue Water Aquatics</b>

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 was no Audience present.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report provided.

**B. District Engineer**

No report provided.

**C. Landscape & Irrigation**

Mr. Schaub reviewed the Field Inspection Report with the Board. Mr. Matos reviewed the Observation Report with the Board. The Board requested follow-up on the poor condition of sod along Chenwood Avenue.

The Board tabled the proposal for White Bluff Pond conservation push back pending a conversation with High-Trim regarding them possibly including this work in their scope of services.

**D. Clubhouse Manager**

Mr. Donovan presented the Clubhouse Manager's Report to the Board. Mr. Radcliff notified the Board that RASI will only be supplementing one (1) day of the Clubhouse Manager's salary going forward during the Clubhouse closure. The Board requested approval of paying for two (2) days of the manger's four (4) day schedule and having the other two (2) days used at other Districts while the Clubhouse is closed.

**E. District Manager**

Mr. Radcliff announced that the next regular meeting is scheduled for September 1, 2020 at 8:30 a.m.. at The Verandahs Clubhouse, located at 12375 Chenwood Avenue, Hudson, Florida 34669 or via telephonic conference call.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on July 7, 2020**

Mr. Radcliff presented the Minutes of the Board of Supervisors' Meeting held on

89 July 7, 2020 to the Board for consideration. There were no changes made to the  
90 meeting minutes.  
91

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 July 7, 2020, as presented, for The Verandahs Community Development District.

92  
93 **FIFTH ORDER OF BUSINESS** **Consideration of Operations &**  
94 **Maintenance Expenditures for**  
95 **June 2020**  
96

97 Mr. Radcliff presented the June 2020 Operations & Maintenance Expenditures to  
98 the Board for ratification.  
99

On a Motion by Mr. Haupt seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for June (\$21,265.56), for The Verandahs Community Development District.

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101 **SIXTH ORDER OF BUSINESS** **Discussion of Pond Conditions**  
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103 Mr. Stoltz reviewed the poor conditions within the District. A conversation ensued  
104 regarding the condition and what can be done to improve it. The Board requested a  
105 proposal for additional visits/treatments and monthly reports.  
106

107 **SEVENTH ORDER OF BUSINESS** **Consideration of Window Film**  
108 **Proposal**  
109

110 The Board agreed to remove this proposal from consideration until further notice.  
111

112 **EIGHTH ORDER OF BUSINESS** **Consideration of Dura Guard**  
113 **Paver Sealing Proposal**  
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115 The Board approved the proposal from Terry Thames Painting for pressure  
116 washing and sealing of the Monument.  
117

On a Motion by Mr. May seconded by Ms. Mayle, with all in favor, the Board of Supervisors approved the Dura Guard Paver Sealing Proposal, for The Verandahs Community Development District.

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121 **NINTH ORDER OF BUSINESS** **Ratification of FY 2019 Final Audit**

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Mr. Radcliff reviewed the Assessment Notices with the Board.

On a Motion by Mr. May seconded by Mr. Haupt, with all in favor, the Board of Supervisors approved the Dura Guard Paver Sealing Proposal, for The Verandahs Community Development District.

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**TENTH ORDER OF BUSINESS** **Public Hearing on FY 2020-2021 Final Budget**

On a Motion by Mr. Haupt seconded by Mr. May, with all in favor, the Board of Supervisors opened the Public Hearing on FY 2020-2021 Final Budget., for The Verandahs Community Development District.

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There were no audience comments.

On a Motion by Mr. Haupt seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors closed the Public Hearing on FY 2020-2021 Final Budget for The Verandahs Community Development District.

133 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution**  
134 **2020-05; Adopting FY 2020-2021**  
135 **Final Budget**  
136  
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On a Motion by Mr. Haupt seconded by Mr. May, with all in favor, the Board of Supervisors adopted Resolution 2020-05; Adopting FY 2020-2021 Final Budget, for The Verandahs Community Development District.

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**TWELFTH OF BUSINESS** **Public Hearing on FY 2020-2021 Assessments**

On a Motion by Mr. Adams seconded by Mr. Haupt, with all in favor, the Board of Supervisors opened the Public Hearing on FY 2020-2021 Assessments, for The Verandahs Community Development District.

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145 There were no Audience comments.  
146

On a Motion by Mr. May seconded by Mr. Haupt, with all in favor, the Board of Supervisors closed the Public Hearing on FY 2020-2021 Assessments, for The Verandahs Community Development District.

147  
148 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution**  
149 **2020-06; Imposing Special**  
150 **Assessments and Certifying an**  
151 **Assessment Roll**  
152

On a Motion by Mr. May seconded by Mr. Haupt, with all in favor, the Board of Supervisors adopted Resolution 2020-06; Imposing Special Assessments and Certifying an Assessment Roll, for The Verandahs Community Development District.

153  
154 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Resolution**  
155 **2020-07; Setting FY 2020-2021**  
156 **Meeting Schedule**  
157

158 The Board agreed to table Resolution 2020-07 pending clarification of the FY  
159 2020-2021 meeting schedule.

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161 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Requests**

162  
163 There were no Supervisor requests.

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165 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**  
166

On a Motion by Mr. May, seconded by Ms. Nesheiwat with all in favor, the Board of Supervisors adjourned the meeting at 8:01 p.m., for The Verandahs Community Development District.

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171 \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_ Chair / Vice Chair

Tab 5

# The Verandahs Community Development District

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

## Operations and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$36,871.79**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Film Solutions, Inc.	002147	19655	LLumar Dual Reflective Solar Film 07/20	\$ 980.00
Blue Water Aquatics, Inc.	002148	26782	Aquatic Service 06/20	\$ 1,200.00
Clean Sweep Supply Co., Inc.	002149	00209500	Gym Wipes/ Hand Sanitizer 06/20	\$ 150.45
Crestmark Vendor Finance	002150	81052	Lease 193024-VF000 07/20	\$ 323.75
Dewberry Engineers Inc.	002137	1840839	Engineering Services 05/20	\$ 285.00
Dewberry Engineers Inc.	002151	1852601	Engineering Services 06/20	\$ 190.00
Digital South Communications, Inc.	002152	592779	Grandstream 2135 8-Button Volp Phone 07/20	\$ 40.09
Frontier Communications of Florida	002143	727-856-7773-073119-5 07/20	Clubhouse Internet & TV 07/20	\$ 278.48
Grau & Associates	002153	20010	Audit Services FY18/19	\$ 3,400.00
High Trim, LLC	002144	2604	Tree Maintenance 07/20	\$ 1,625.00
Mario's Air Conditioning and Heating	002162	555522556347-1	AC Zone Installation/ Install New Thermostats 07/20	\$ 4,200.00
Rizzetta & Company, Inc.	002139	INV0000050727	District Management Fees 07/20	\$ 4,320.33
Rizzetta & Company, Inc.	002159	INV0000051277	Mass Mail 07/20	\$ 743.25
Rizzetta Amenity Services, Inc.	002140	INV00000000007662	Actual Bi-Weekly Payroll 06/20	\$ 961.92
Rizzetta Amenity Services, Inc.	002160	INV00000000007694	Actual Bi-Weekly Payroll 07/20	\$ 1,570.00
Rizzetta Amenity Services, Inc.	002163	INV00000000007725	Out of Pocket Expenses 06/20	\$ 78.66

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	002163	INV0000000007756	Actual Bi-Weekly Payroll 07/20	\$ 726.60
Rizzetta Technology Services, LLC	002138	INV0000005972	Website Hosting Services 07/20	\$ 100.00
Rust-Off Inc.	002145	26566	Chemicals for Rust Prevention 06/20	\$ 790.00
Sarah Nesheiwat	002158	SN070720	Board of Supervisors Meeting 07/07/20	\$ 200.00
Stanley Haupt	002154	SH070720	Board of Supervisors Meeting 07/07/20	\$ 200.00
Stanley Haupt	002155	07/16/20-Stanley Haupt	Irrigation Clock Lock 07/20	\$ 14.68
Staples	002141	3439376996	Club House Supplies 03/20	\$ 49.16
Staples	002141	3439376997	Club House Supplies 02/20	\$ 6.69
Staples	002141	3448935933	Club House Supplies 06/20	\$ 136.06
Straley Robin Vericker	002146	18537	General Legal Services 06/20	\$ 1,345.00
Thomas M May	002156	TM-070720	Board of Supervisors Meeting 07/07/20	\$ 200.00
Times Publishing Company	002161	0000089884 07/08/20	Acct# 45385 Legal Advertising 07/20	\$ 536.00
Times Publishing Company	002164	0000089878 07/15/20	Acct# 45385 Legal Advertising 07/20	\$ 126.40
Tracy E. Mayle	002157	TM070720	Board of Supervisors Meeting 07/07/20	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	002142	10365384 06/20	Summary Billing 06/20	\$ 3,884.72
Yellowstone Landscape	002165	TM 130255	Irrigation Repair 07/20	\$ 269.55

# The Verandahs Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	002165	TM 130891	Monthly Landscape Maintenance 07/20	\$ 7,740.00
<b>Report Total</b>				<b><u>\$ 36,871.79</u></b>

Tab 6



**RESOLUTION 2020-07**

**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 FISCAL YEAR 2020/2021, 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.

**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 for the Fiscal Year 2020/2021 shall be held as provided on the schedule attached as **Exhibit “A”**.

Section 2. In accordance with Section 189. 015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, 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 1st DAY OF SEPTEMBER, 2020.**

ATTEST:

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

**EXHIBIT "A"**

**BOARD OF SUPERVISORS MEETING DATES  
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021**

October 6, 2020  
November 3, 2020\*  
December 1, 2020  
January 5, 2021  
February 2, 2021\*  
March 2, 2021  
April 6, 2021  
May 4, 2021\*  
June 1, 2021  
July 6, 2021  
August 3, 2021 \*  
September 7, 2021

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