



Rizzetta & Company

The Verandahs Community Development District

**Board of Supervisors' Meeting
October 6, 2020**

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

www.theverandahscdd.org

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

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 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.

September 28, 2020

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

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, October 6, 2020 at 6:30 p.m. at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson Florida 34669, unless informed otherwise.** 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 Report, and Proposals.....Tab 1
 - D. Clubhouse Manager's Report
 - E. District Manager
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held September 1, 2020.....Tab 2
 - B. Consideration of Operations & Maintenance Expenditures for August 2020.....Tab 3
- 5. BUSINESS ITEMS**
 - A. Discussion of Opening the Clubhouse
 - B. Ratification of Egis Proposal and Invoice.....Tab 4
 - C. Consideration of Aquatic Management Agreement.....Tab 5
 - D. Consideration of Mario's AC and Heating Proposal.....Tab 6
- 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
District Manager

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.

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of The Verandahs Community Development District was held on **Tuesday, September 1, 2020 at 8:30 a.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	Board Supervisor, Chair
Thomas May	Board Supervisor, Vice Chair
Tracy Mayle	Board Supervisor, Asst. Secretary
Allen Adams	Board Supervisor, Asst. Secretary

Also present via teleconference were:

Bryan Radcliff	District Manager, Rizzetta & Company, Inc.
Bryan Schaub	Field Services, Rizzetta & Company, Inc.
Richard Ellis	District Engineer, Dewberry Engineering
Matt Matos	Yellowstone Landscape
Virgil Stoltz	Blue Water Aquatics

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.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Not present.

B. District Engineer

No report provided.

C. Landscape & Irrigation

Mr. Schaub reviewed the Field Inspection Report with the Board. Mr. Matos updated the Board on the sod treatments throughout the Community.

Mr. Stoltz presented the Aquatics Report to the Board. The Board requested bi-weekly reports on his progress with improving the water quality.

The Board ratified the Yellowstone Proposal #76861; White Bluff Pond Conservation Push Back.

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors ratified Yellowstone Proposal #76861 (\$775.00), for The Verandahs Community Development District.

D. Clubhouse Manager

Mr. Radcliff presented the Clubhouse Report and notified the Board that Harry Donovan has offered his resignation.

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors agreed to open the Clubhouse at fifty percent (50%) occupancy with normal hours, for The Verandahs Community Development District.

E. District Manager

Mr. Radcliff announced that the next regular meeting is scheduled for October 6, 2020 at 6:30 p.m.. at The Verandahs Clubhouse, located at 12375 Chenwood Avenue, Hudson, Florida 34669 or via telephonic conference call.

On a Motion by Mr. May, seconded by Mr. Haupt, with all in favor, the Board of Supervisors agreed to a not-to-exceed limit of \$3500.00 for the purchase of Holiday decorations/lights, for The Verandahs Community Development District.

77 **FOURTH ORDER OF BUSINESS**

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

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Mr. Radcliff presented the Minutes of the Board of Supervisors' Meeting held on August 4, 2020 to the Board for consideration. There were no changes made to the meeting minutes.

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 August 4, 2020, as presented, for The Verandahs Community Development District.

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86 **FIFTH ORDER OF BUSINESS**

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

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Mr. Radcliff presented the July 2020 Operations & Maintenance Expenditures to the Board for ratification.

On a Motion by Mr. May seconded by Mr. Haupt, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July (\$36,871.79), for The Verandahs Community Development District.

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94 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution
2020-07; Setting FY 2020-2021
Meeting Schedule**

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Mr. Radcliff presented Resolution 2020-07; Setting FY 2020-2021 Meeting Schedule.

On a Motion by Mr. May seconded by Mr. Mayle, with all in favor, the Board of Supervisors adopted Resolution 2020-07; Setting FY 2020-2021 Meeting Schedule, pending changes to times, for The Verandahs Community Development District.

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102 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests

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There were no Supervisor requests.

109 **EIGHTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. May, seconded by Ms. Mayle with all in favor, the Board of Supervisors adjourned the meeting at 9:30 a.m., for The Verandahs Community Development District.

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Assistant Secretary

Chair / Vice Chair

Tab 3

The Verandahs Community Development District

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

Operations and Maintenance Expenditures August 2020 For Board Approval

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

The total items being presented: **\$21,259.06**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allen Adams	002172	AA080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Crest mark Vendor Finance	002184	86593	Lease 193024-VF000 08/20	\$ 323.75
Dewberry Engineers Inc.	002185	1863737	Engineering Services 07/20	\$ 95.00
Digital South Communications, Inc.	002173	593006	Grandstream 2135 8-Button Volp Phone 08/20	\$ 41.68
FITREV Inc.	002182	21377	Quarterly Preventative Maintenance 08/20	\$ 185.00
Frontier Communications of Florida	002174	727-856-7773-073119-5 08/20	Clubhouse Internet & TV 08/20	\$ 279.37
High Trim, LLC	002176	2705	Tree Maintenance 08/20	\$ 1,625.00
Rizzetta & Company, Inc.	002168	INV0000051738	District Management Fees 08/20	\$ 4,320.33
Rizzetta Amenity Services, Inc.	002183	INV0000000007475	Actual Bi-Weekly Payroll 05/20	\$ 1,122.19
Rizzetta Amenity Services, Inc.	002183	INV0000000007788	Actual Bi-Weekly Payroll 08/20	\$ 1,550.86
Rizzetta Amenity Services, Inc.	002183	INV0000000007850	Out of Pocket Expenses 07/20	\$ 78.56
Rizzetta Technology Services, LLC	002167	INV000006073	Website Hosting Services 08/20	\$ 100.00

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rust-Off Inc.	002169	26949	Chemicals for Rust Prevention 07/20	\$ 790.00
Sarah Nesheiwat	002179	SN080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Securiteam Inc	002180	13438	Quarterly Monitoring 08/20	\$ 150.00
Stanley Haupt	002175	SH080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Straley Robin Vericker	002170	18678	General Legal Services 07/20	\$ 1,182.50
Thomas M May	002177	TM-080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Tracy E. Mayle	002178	TM080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Universal Engineering Sciences, LLC	002181	00401270	Geotechnical Evaluation 01/20	\$ 3,820.00
Verandahs CDD	CD017	CD017	Debit Card Replenishment	\$ 184.42
Verandahs CDD	CD018	CD018	Debit Card Replenishment	\$ 28.78
Waste Management Inc. of Florida	002186	0560611-1568-1	Waste Removal Clubhouse 09/01/2020-11/30/20	\$ 50.43
Withlacoochee River Electric Cooperative, Inc.	002171	10365384 07/20	Summary Billing 07/20	\$ 3,896.51

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	002187	TM 139375	Clubhouse Plant Replacement 08/20	\$ 279.50
Yellowstone Landscape	002187	TM 139376	Irrigation Repair 08/20	\$ 155.18
Report Total				<u>\$ 21,259.06</u>