



Rizzetta & Company

The Verandahs Community Development District

**Audit Committee and Board of
Supervisors Meeting
February 1, 2022**

**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	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Giacomo Licari	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
MAILING ADDRESS • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

www.theverandahscdd.org

January 25, 2022

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

FINAL AGENDA

Dear Board Members:

The audit committee and regular meeting of the Board of Supervisors of The Verandahs Community Development District will be held on **Tuesday, February 1, 2021**, at 8:30 a.m. at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669. The following is the agenda for this meeting:

AUDIT COMMITTEE MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **BUSINESS ADMINISTRATION**
 - A. Presentation of Audit Proposal Instructions Tab 1
 - B. Presentation of Audit Evaluation Criteria Tab 2
 - C. Consideration of Audit RFP Ad..... Tab 3
3. **ADJOURNMENT**

BOARD OF SUPERVISORS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Consideration of Conservation Cut Back Proposals..... Tab 4
 - B. Consideration of Quote to remove Stump Grind at the Front Side Of The Clubhouse..... Tab 5
 - C. Discussion of Clubhouse Traffic/Events
4. **STAFF REPORTS**
 - A. District Counsel
 - i. Review of Florida Legislative Issues
 - B. District Engineer
 - i. Presentation of Public Facilities Report..... Tab 6
 - ii. Site Inspection Report..... Tab 7
 - C. Landscape & Irrigation
 - i. Field Inspection & Observation Reports..... Tab 8
 - D. High Trim Report..... Tab 9

- E. Presentation of Aquatics Report Tab 10
- F. Clubhouse Manager's Report Tab 11
- G. District Manager Report..... Tab 12
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held January 4, 2021..... Tab 13
 - B. Consideration of Operations & Maintenance
Expenditures for December 2021 Tab 14
- 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,

Lynn Hayes

Lynn Hayes, District Manager

Tab 1

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2022-2026
Pasco County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **March 9, 2022 at 12:00 p.m.**, at the offices of District Manager, located at 3434 Colwell Ave., Suite 200, Tampa, Florida 33614. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) digital copy and seven (7) hard copies of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – The Verandahs Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

Tab 3

**THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Verandahs Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2022, 2023, 2024, 2025, 2026, with an option for additional renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District was created by Pasco County Ordinance and it has issued Special Assessment Revenue Bonds Series 2016 to finance the acquisition and construction of certain improvements for the benefit of the District. For fiscal year 2021/2022, the District had a total annual operating budget of approximately \$442,210. The final contract will require that among other things, the audit for the period ending September 30, 2022, be completed no later than June 1, 2023.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) Adobe PDF file on flash drive using only the following delivery methods, UPS, FedEx, or hand delivery to the District Manager at 3434 Colwell Ave. Suite 200, Tampa, Florida 33614, in a sealed envelope marked on the outside "Auditing Services – The Verandahs Community Development District." **Proposals must be received by 12:00 p.m. on March 9, 2022** at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager, who can be reached at 813-994-1001.

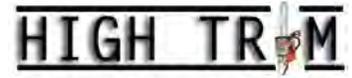
The Verandahs Community Development District
Lynn Hayes, District Manager

Run Date: 2-9-22

Tab 4

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

Chenwood Ave
Hudson, Florida 34669

Quote #2766

Sent on 01/21/2022

Total \$27,600.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
tree trimming	Initial Cutback of all Conservation areas behind 185 homes with no height restrictions. Sections are highlighted in yellow and blue on map.	1	\$27,600.00	\$27,600.00*

Total \$27,600.00

* Non-taxable

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 30 days, You will have to pay a late fee of 15%. A 15% late fee will be added every 30 days you are late.

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



Notes Continued...

Signature: _____ Date: _____

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

Chenwood Ave
Hudson, Florida 34669

Quote #2767

Sent on 01/21/2022

Total \$52,800.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
tree trimming	2 year maintenance for Conservation Cutback. No height restrictions. Yellow and Blue sections on map. This price is valid only after initial cutback is completed. *This agreement would take place of current contract.	24	\$2,200.00	\$52,800.00*

Total \$52,800.00

* Non-taxable

This quote is valid for the next 30 days.
** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.
Late payment Warning: If we do not receive your payment within 30 days, You will have to pay a late fee of 15%. A 15% late fee will be added every 30 days you are late.

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



Notes Continued...

Signature: _____ Date: _____

Tab 5

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



RECIPIENT:

The Verandahs CDD, c/o Rizzetta & Company

3434 Colwell Ave. Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

Chenwood Ave
Hudson, Florida 34669

Quote #2772

Sent on 01/21/2022

Total \$850.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Permit Fee	20" live oak due to root system Affecting asphalt	1	\$150.00	\$150.00
tree removal	20" live oak in front of clubhouse	1	\$575.00	\$575.00*
Stump Grinding	Grind stump. Get lines marked	1	\$125.00	\$125.00

Total **\$850.00**

* Non-taxable

This quote is valid for the next 30 days.
** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.
Late payment Warning: If we do not receive your payment within 30 days, You will have to pay a late fee of 15%. A 15% late fee will be added every 30 days you are late.

High Trim LLC

9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889
hightrim4jesus@gmail.com



Notes Continued...

Signature: _____ Date: _____

Tab 6

THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

Public Facilities Report

JANUARY 4, 2022



SUBMITTED BY
Dewberry
1000 N. Ashley Drive
Suite 801
Tampa, Florida 33602
813.327.7044

SUBMITTED TO
Rizzetta & Company, Inc.
C/o The Verandahs CDD
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
813.994.1001

Public Facilities Report

Table of Contents

1.0 Introduction and District Description	2
2.0 Existing Facility Description	2
2.1 District Boundary	2
2.2 Description of Properties Served	2
2.3 Existing Infrastructure	2
3.0 Existing Facility Description	3
3.1 Summary of the District Infrastructure	3
3.2 Storm Drainage	3
3.3 Roads	3
3.4 Water, Sewer, and Reclaimed Water	3
3.5 Landscaping, Irrigation, Screen Walls, and Entry Features	4
3.6 Street Lighting Service	4
3.7 Environmental Resources	4
4.0 Expansion of the Facilities	4
5.0 Replacement of Facilities	4

Exhibits

Location Map.....	5
Aerial Map	6
Plat Book 56 Map.....	7
Plat Book 63 Map.....	8

1.0 Introduction and District Description

This Public Facilities Report is provided in conformance with The Verandahs Community Development District's obligation under Section 189.08 of the Florida Statutes requiring that a public facilities report be updated every seven (7) years and submitted to the local government and an annual notice of any changes be submitted to local government. The purpose of this report is to provide a general description of the existing facilities owned and operated by The Verandahs Community Development District and will include the capacity of the facility, the current demands placed upon it, and its location.

The Verandahs and The Verandahs Townhomes (also herein referred to as the "Development") is a 418 gross acre master planned community located within northwestern Pasco County, Florida as shown in Exhibit 1. The Development consists of approximately 490 single-family detached and 116 villas-townhomes (single-family attached), for a total of 606 residential units.

The Verandahs Community Development District (the "District") was established pursuant to Pasco County Ordinance #06-20, which became effective on July 25, 2006, as a Community Development District, which is a local unit of special-purpose government.

The District encompasses the entire 418 gross acre Development. The District constructed, acquired, operates, and maintains the infrastructure to support the community, as described in this report.

2.0 Existing Facility Description

2.1 District Boundary

The district map (Exhibit 2) identifies the location and boundary of the property included within the District. The District is surrounded by wetlands, undeveloped/unplatted land to the east, Sugar Creek Master Planned Unit Development (MPUD) to the west, Meadow Oaks Master Planned Unit Development to the northwest, Lakeside Master Planned Unit Development to the northeast, and State Road 52 to the south. The outparcels owned by the Pasco County for wastewater lift stations owned and operated by Pasco County Utilities are also shown on the district map.

2.2 Description of Properties Served

The project is located within Sections 03 and 10, Township 25 South, Ranges 17 East in Pasco County, Florida. The undeveloped land within the District consists of wetlands, pine flatwoods, and freshwater marshes. The terrain is low with elevations ranging from 42 to 46 National Geodetic Vertical Datum (NGVD). Groundwater in the pre-developed condition ranges generally from at grade in the wetlands to 2 to 3 feet below grade.

2.3 Existing Infrastructure

As of January 2007, construction was completed on the infrastructure for the single-family development known as "The Verandahs" and as of November 2008, construction was completed for the villas (single-family attached) development known as "Verandah Townhomes." In November 2019, the construction of the community and fitness center was completed. Prior to construction, there were no water, sewer, or roadway infrastructure improvements on site. The existing stormwater infrastructure includes the internal stormwater collection system (curbs, inlets, culverts, etc.) and the stormwater storage system (ponds, outfall structures etc.).

3.0 Existing Facility Description

3.1 Summary of the District Infrastructure

The District infrastructure consists of the following:

- Storm drainage collection and storage facilities;
- Roads;
- Water and sewer;
- Landscaping, entry features; and
- Street lighting.

3.2 Storm Drainage

The District owns, operates, and maintains the stormwater system serving the Development. Stormwater treatment and attenuation is carried out by using manmade wet detention systems and water control structures. Design criteria for the District's stormwater management facilities are regulated by the Pasco County (County) and the South West Florida Water Management District (SWFWMD). The District adhered to the design criteria of these agencies, which requires that drainage systems be designed to provide a stormwater conveyance and storage system, which includes the following:

- Stormwater quantity and quality treatment;
- Maintain natural hydroperiods in the soil, ponds, wetland and mitigation areas;
- Provide reasonable assurance that adverse stormwater impacts do not occur upstream or downstream as a result of the Development; and
- Address stormwater runoff from adjacent off-site area, which naturally drain through the District and to preserve the function of the flood plan storage during the 100-year 24-hour storm event.

In addition, the District has adhered to the requirements of Pasco County, which requires all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year 24-hour storm event. Stormwater runoff is collected by the curbs with drainage inlets and an underground storm sewer pipe system and conveyed to detention areas.

3.3 Roads

The District has funded certain internal roadway systems serving tracts located within the development. The internal roadways included in the Development consist of a main entrance four-lane divided road (Chenwood Avenue), which connects the Development to State Road 52, which consists of two-lane undivided and two-lane divided sections. The roadways serve the various land uses within the Development. An emergency access connected The Verandahs to Fauna Lane within the Sugar Creek MPUD. The existing roadways consist of subgrade, soil cement base, curbing, sidewalks, signing and striping, landscaping, lighting, screen walls, and landscaped entry features. The roadways have been designed and constructed in accordance with the applicable Pasco County and Florida Department of Transportation standards. Please refer to Exhibit 2, which depicts the roadway systems within and adjacent to the project. The Verandahs is a gated subdivision with the roadways owned by The Verandahs at Pasco Community Association (HOA) and maintained by the District. The Verandahs Townhomes' main entrance is Rosette Road (owned and maintained by Pasco County), which is connected to Chenwood Avenue. Greengate Drive connects Rosette Road to the remaining townhome parcels, and it is owned and maintained by The Verandahs Townhomes Homeowners' Association.

3.4 Water, Sewer, and Reclaimed Water

Pasco County Utilities Department (PCUD) provides water and wastewater services. The major trunk lines, collection systems, and transmission mains to serve the District currently exist in the State Road 52 right-of-way. The connections and trunk lines to serve the District have been constructed.

The potable water facilities include both transmission and distribution mains, along with necessary valving, fire hydrants, and water services to individual lots and development parcels. The water mains were constructed within and funded by the District.

The wastewater facilities include gravity collection mains with individual lot sewer services, collection system pumps stations, and force mains that connect to the Pasco County system. It is currently estimated that the gravity collection system, force main, and three (3) collection system pump stations were constructed within and funded by the District.

Design of the wastewater collection system and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of the PCUD and the Florida Department of Environmental Protection (FDEP).

The wastewater system and the potable water systems were conveyed to the PCUD for operation and maintenance.

3.5 Landscaping, Irrigation, Screen Walls, and Entry Features

Landscaping, irrigation, and screen walls along roadways and at entry features were provided for individual neighborhoods and Development entrances. The landscaping consists of sod, annual flowers, shrubs, ground cover, and trees. Landscaping includes sod, trees, and irrigation along the major arterial roadways.

3.6 Street Lighting Service

Withlacoochee River Elec. Cooperative (WREC) has provided the underground electrical service. The service includes the primary and secondary systems that serve the various land uses and street lighting.

3.7 Environmental Resources

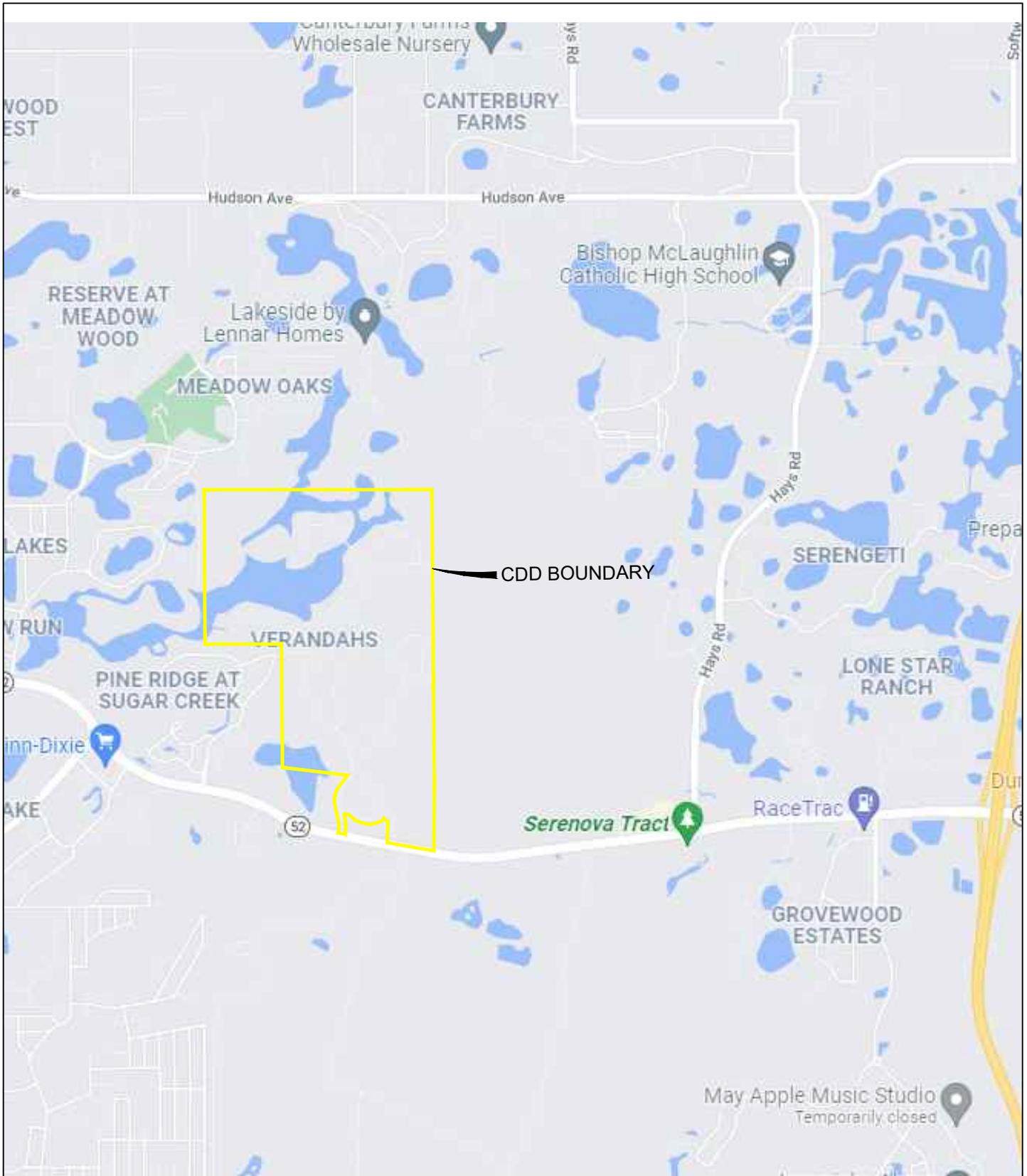
Conservation lands, such as wetland and upland mitigation areas, required for the Master Plan approval and Environmental Resource Permit provide open space for the Development and are operated by the District.

4.0 Expansion of the Facilities

There are no known plans for expansion of the facilities owned by the District in the next five years.

5.0 Replacement of Facilities

Replacement of any facilities will be based on need of maintenance, evaluation of systems, and as required on a yearly basis.



Dewberry Engineers Inc.
 1000 North Ashley Drive
 Suite 801
 Tampa, FL 33602-3718
 813.225.1325

TITLE
 VERANDAHS COMMUNITY DEVELOPMENT DISTRICT MAP

LOCATION MAP

EXHIBIT

1



Dewberry[®]

Dewberry Engineers Inc.
1000 North Ashley Drive
Suite 801
Tampa, FL 33602-3718
813.225.1325

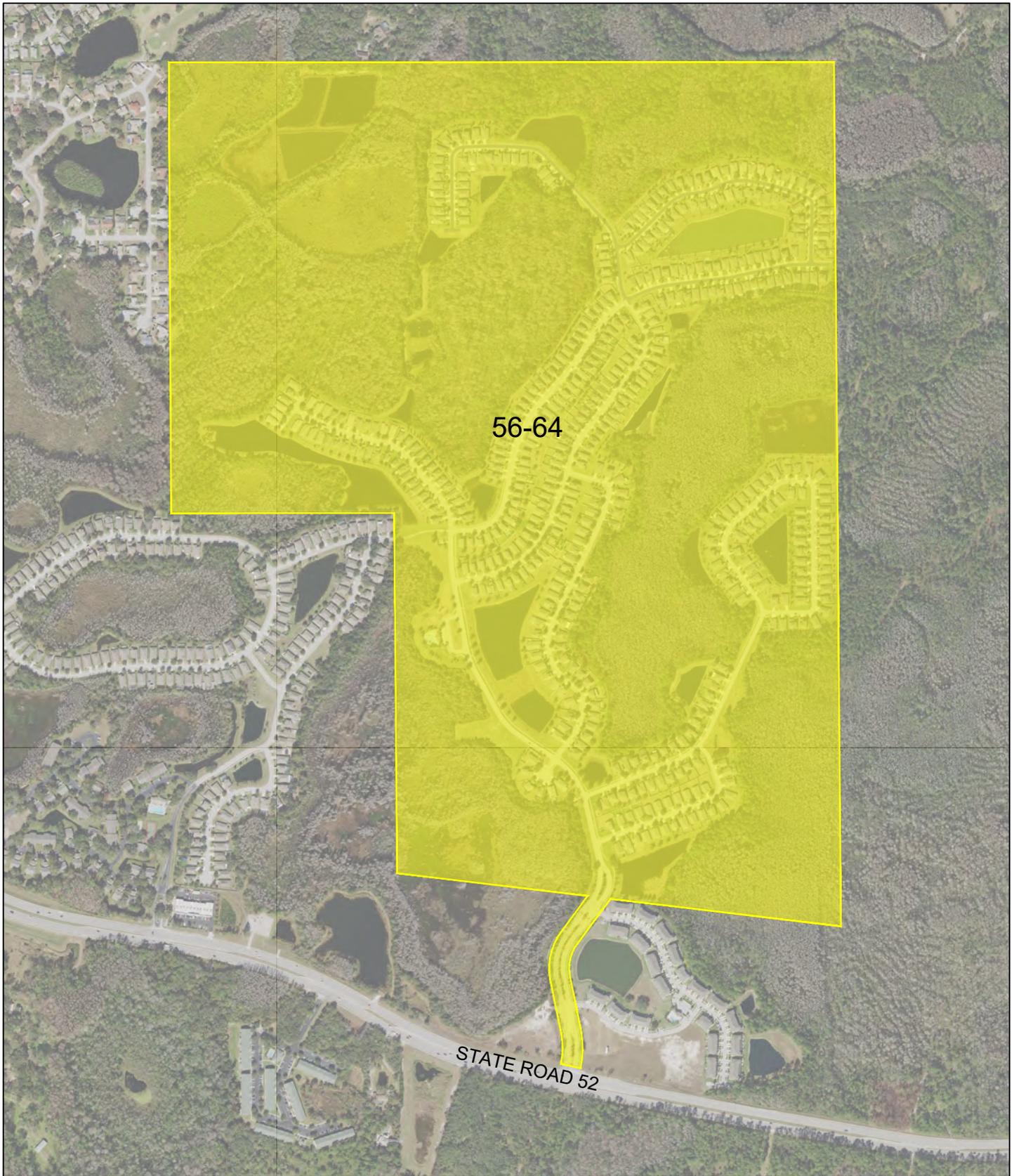
TITLE

VERANDAHS COMMUNITY DEVELOPMENT DISTRICT MAP

AERIAL MAP

EXHIBIT

2



56-64

STATE ROAD 52



Dewberry[®]

Dewberry Engineers Inc.
 1000 North Ashley Drive
 Suite 801
 Tampa, FL 33602-3718
 813.225.1325

TITLE
 VERANDAHS COMMUNITY DEVELOPMENT DISTRICT MAP

PLAT BOOK

56

MAP

64

EXHIBIT

3



Dewberry Engineers Inc.
1000 North Ashley Drive
Suite 801
Tampa, FL 33602-3718
813.225.1325

TITLE
VERANDAHS COMMUNITY DEVELOPMENT DISTRICT MAP

PLAT BOOK

63

MAP

110

EXHIBIT

4

Tab 7

January 3, 2022

Verandahs Community Development District
5844 Old Pasco Road Ste. 100
Wesley Chapel FL 33544

RE: Verandahs Community

Dear Mr./Ms.,

On January 3, 2022 Dewberry performed a site inspection of the Verandahs Community stormwater management system to verify compliance with SWFWMD issued permit and to locate any issues that would prevent the system to properly function, Dewberry visited the site and inspected all stormwater infrastructures that were permitted under ERP 43028459.000.

Overall, all of the stormwater and flood compensation ponds and stormwater structures appear to be in good state, well maintained and to function as per approved As-Built dated January 24, 2007.

There are a few items that need to be addressed:

1. Pond 100: Re-grout where the Bleed-Down pipe was plugged. (See pictures). Water observed leaking through outfall structure wall.
2. Pond 130: Repair crack in structure wall. (See pictures). Water observed leaking through outfall structure wall.
3. Playground Area: Remove rocks and debris from inlets located adjacent to the playground.
4. Pool Area: Remove debris from inlet adjacent to the pool.

Some minor maintenance issues involve clean up around the Mitered End Sections for Pond 20, 30, 40, 80, 90, 100, 130, and 150. Additionally, the Mitered End Section for Pond 140 is cracked.

Sincerely,



Giacomo Licari, PE
Senior Project Manager

VERANDAHS SITE VISIT (1-3-22)

Pond 10



Pond 10 - No evidence of erosion.



Pond 10 Control Structure – No concerns.



Pond 10 Outfall – No concerns.

Pond 20



Pond 20 - No evidence of erosion.



Pond 20 Control Structure – No concerns.



Pond 20 Outfall – Clear vegetation.

Pond 30



Pond 30 - No evidence of erosion.



Pond 30 Control Structure – No concerns.



Pond 30 Outfall – Clear vegetation.

POND 40



Pond 40 - No evidence of erosion.



Pond 40 Control Structure - No concern.



Pond 40 Outfall – Clear vegetation.

POND 60



Pond 60 - No evidence of erosion.



Pond 60 Control Structure – No concerns.



Pond 60 Outfall – No concerns.

POND 80



Pond 80 - No evidence of erosion.





Pond 80 Control Structures – No concerns.



Pond 80 Outfall – Clear vegetation.

POND 90



Pond 90– No evidence of erosion.



Pond 90 Control Structures – No concerns.



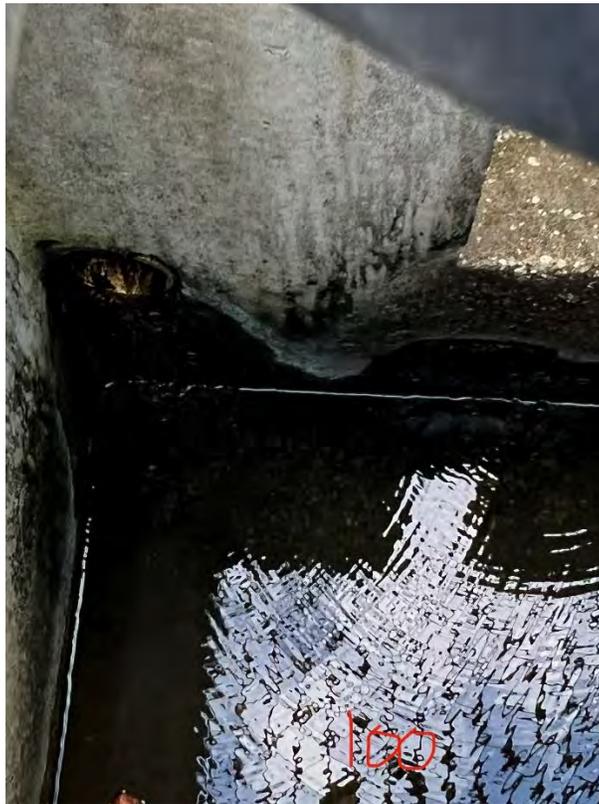
Pond 90 Outfall – Clear vegetation.

POND 100



Pond 100 - No evidence of erosion.





Pond 100 Control Structures - Re-grout where the Bleed-Down pipe was plugged. Water observed leaking through outfall structure wall.

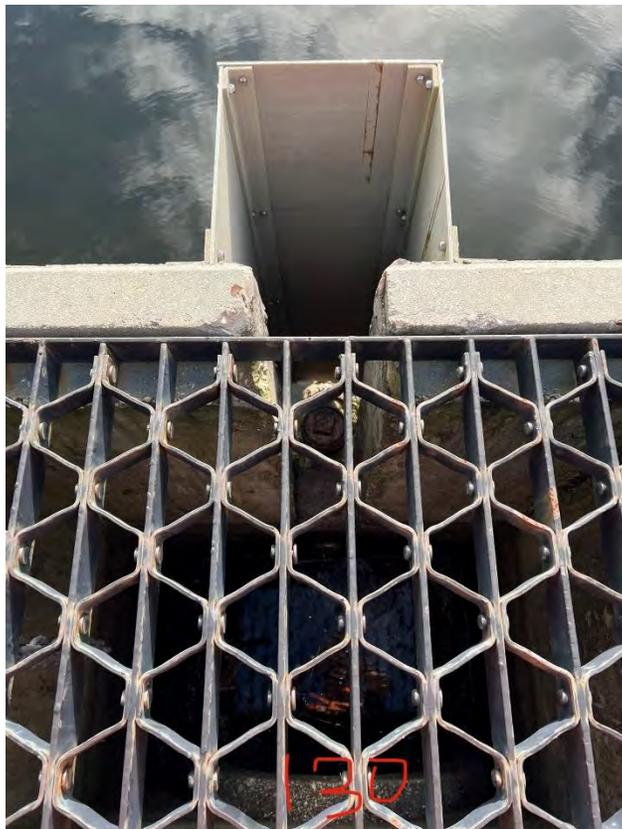


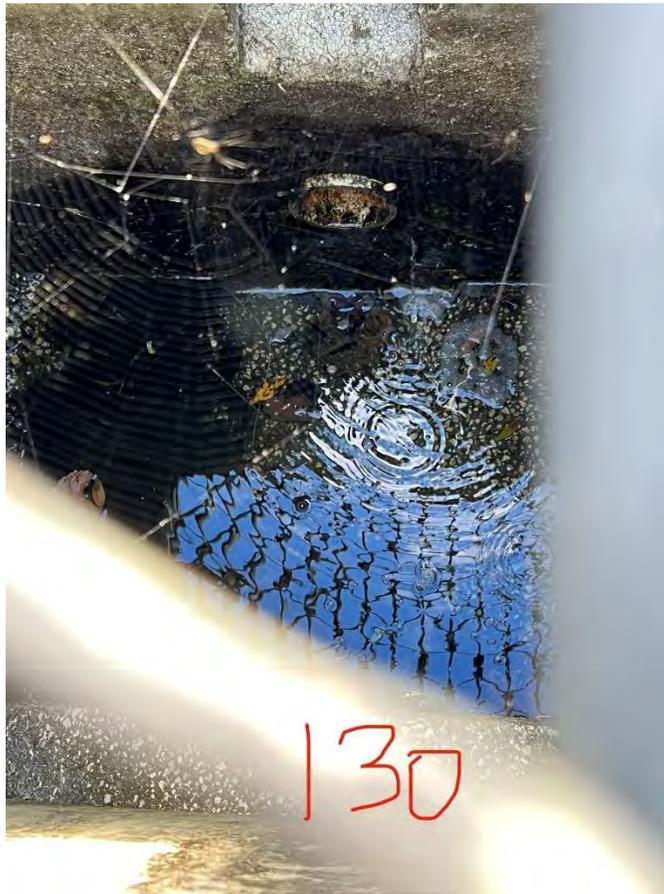
Pond 100 Outfall – Clear vegetation.

POND 130



Pond 130 - No evidence of erosion.





Pond 130 Control Structures - Repair crack in structure wall. Water observed leaking through outfall structure wall.



Pond 130 Outfall – Clear vegetation.

POND 140



Pond 140 - No evidence of erosion.



Pond 140 Control Structures – No concerns.



Pond 140 Outfall – Repair cracked structure. Clear Vegetation

POND 150



Pond 150 - No evidence of erosion.



Pond 150 Control Structures – No concerns.

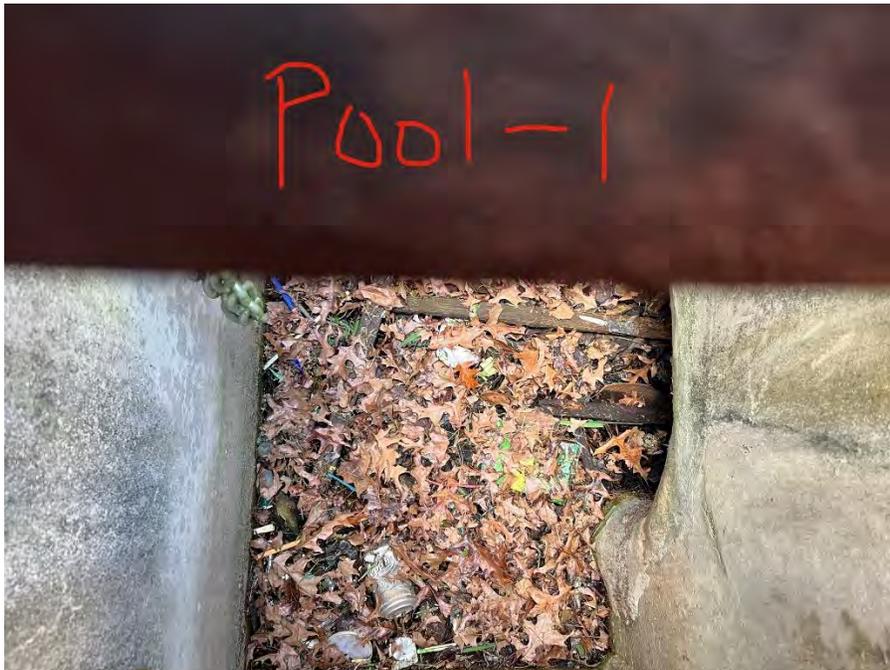


Pond 150 Outfall – Clear vegetation.

POOL AREA



Pool Inlet - No evidence of erosion.



Pool Inlet – Remove debris.

PLAYGROUND AREA



Playground Inlet 1 - No evidence of erosion.



Playground Inlet 1 – Remove rocks/debris.



Playground Inlet 2 - No evidence of erosion.



Playground Inlet 2 - No evidence of erosion. Clear Debris

Tab 8

THE VERANDAHS

FIELD INSPECTION REPORT



January 17, 2022
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & CHENWOOD AVENUE

General Updates, Recent & Upcoming Maintenance Events

- ❖ Install missing annuals at the entrance gate to the community.
- ❖ Continue to work on tree pruning throughout the district.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. I have added **Orange** for continuing services.

1. Prune the Holly tree from the roof of the pool building. Create distance between the two.



just pass the exit gate. Does Yellowstone have any recommendations for these trees?

6. In the center island at the entrance to the community we have a spot of bad Saint Augustine by the light pole. Treat the weeds and provide a price to repair the area.(Pic 6)



2. Treat the turf weeds around the first lift Station on the outbound side of Chenwood Avenue.
3. Treat the Saint Augustine for dollar weed on the outbound side of Chenwood before the exit gate.
4. On the inbound side of Chenwood Avenue just pass the Entrance Gate remove vines in the Italian Cypress. Remove material from the bottom so they die off.
5. Diagnose the Holly Trees on the outbound

7. Remove the vines from the Juniper on the inbound side of Chenwood at the entrance to the Townhomes.
8. During my inspection I noticed we are missing the Annuals in the bed at the entrance gate on Chenwood Avenue. These will need to be installed. (Pic 8)

CHENWOOD AVENUE



9. Yellowstone to continue to work on the lifting of the Oak Trees throughout the district.

Tab 9



9425 Osceola Dr.
New Port Richey, FL 34654
727-514-3889

To Whom it May Concern:

High Trim performed tree trimming in the following section on 12/29/2021. This was for January's trimming.

- Started at 12402 Jillian Ct and Finished at 13730 Royston Bend.

Thank you,
Kristina Nordman
Office Assistant

Tab 10

SOLITUDE

LAKE MANAGEMENT



The Verandas Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 1/17/2022

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 1, 2, 3 _____ 3

PONDS 4, 5, 6 _____ 4

PONDS 7, 8, 9 _____ 5

PONDS 10 _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 6, 7

SITE MAP _____ 8

1

Comments:

Site looks good
No issues observed at the time of inspection.



January, 2021



January, 2021

Action Required:

Routine maintenance next visit

Target:

2

Comments:

Normal growth observed
Site has a bit of algae in the windswept cove. Treatment applied at the time of inspection. expect 7-10 day for results.



January, 2021



January, 2021

Action Required:

Routine maintenance next visit

Target:

Surface algae

3

Comments:

Site looks good
Minor Torpedograss intrusion within the native vegetation was treated at the time of inspection. No other issues.



January, 2021



January, 2021

Action Required:

Routine maintenance next visit

Target:

Torpedograss

4

Comments:

Site looks good
No issues observed at the time of inspection.



January, 2021



January, 2021

Action Required:

Routine maintenance next visit

Target:

5

Comments:

Site looks good
Site looks good following recent treatments for algae and submersed weeds.



January, 2021



January, 2021

Action Required:

Routine maintenance next visit

Target:

6

Comments:

Normal growth observed
Site has very minor perimeter grasses sprouting that were treated during inspection.



January, 2021



January, 2021

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 7

Comments:

Normal growth observed
 Site has some shoreline grasses and a few Cattails popping up along the shoreline.

Action Required:

Routine maintenance next visit

Target:

Cattails



January, 2021



January, 2021

Site: 8

Comments:

Normal growth observed
 Site has a few minor patches of algae along the perimeter that was treated at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Surface algae



January, 2021



January, 2021

Site: 9

Comments:

Browning lake weeds can be seen decomposing following recent treatment. Expect 7-14 days for complete results.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



January, 2021



January, 2021

Site: 10

Comments:

Treatment in progress
Site has moderate submersed Slender Spikerush in the SW side of the pond. A systemic treatment was applied during inspection. Expect 2-3 months for results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



January, 2021



January, 2021

Management Summary

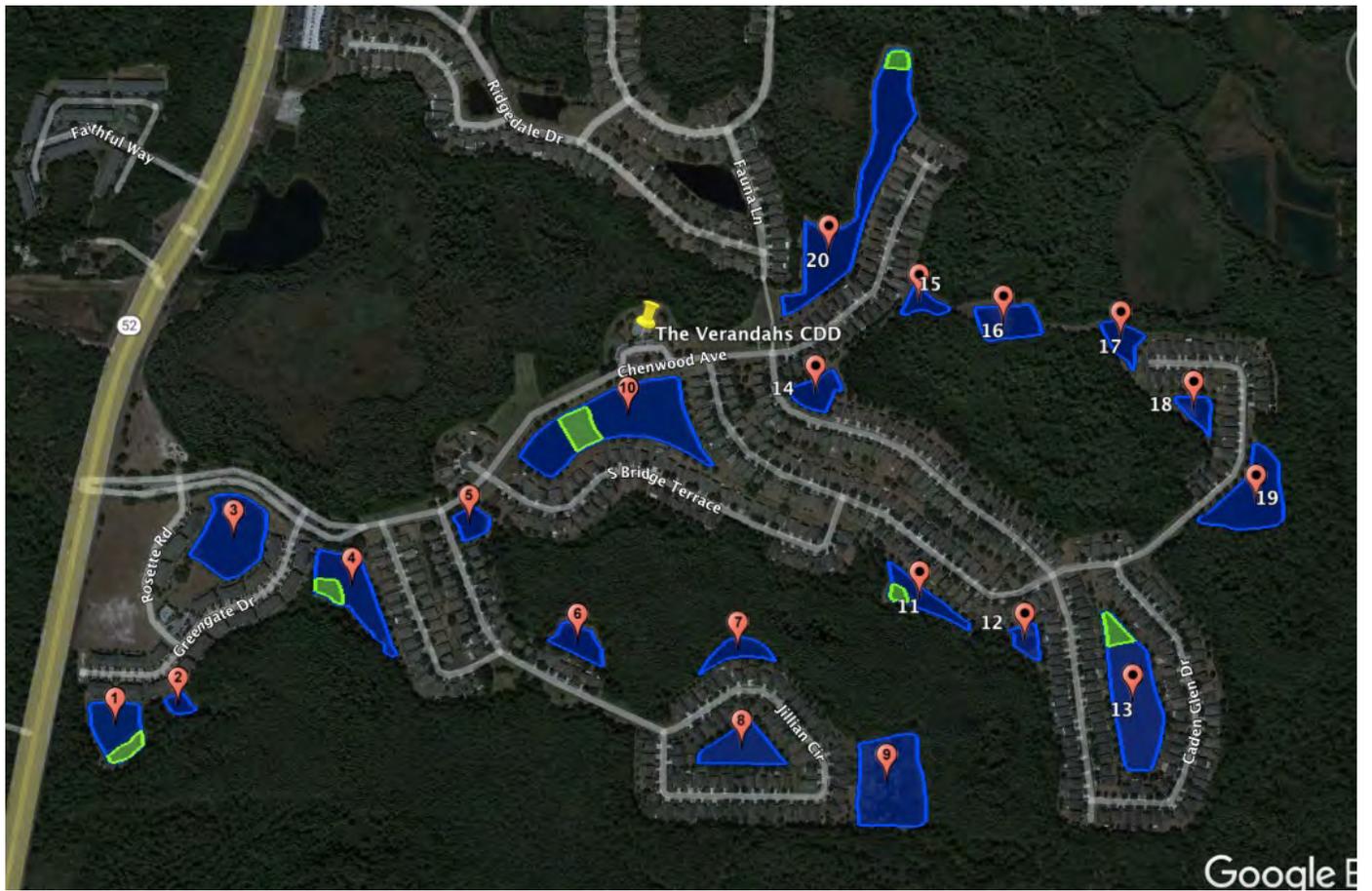
This month's inspection included sites 1-10. Overall they are looking very good and have responded well to treatments thus far. Site 10 has a significant amount of submersed Slender Spikerush which was treated the day of inspection. This treatment requires dosing the entire body of water to manage the weeds. Treatment takes roughly 2-3 months for complete results. Follow up doses will be used, if necessary, until desired results are achieved.

Water level were very low, which is normal for this time of year. We should see a reduction in algal activity due to the cooler temps.

Feel free to reach out with any questions or concerns.

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Normal growth observed	Surface algae	Routine maintenance next visit
3	Site looks good	Torpedoglass	Routine maintenance next visit
4	Site looks good		Routine maintenance next visit
5	Site looks good		Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Normal growth observed	Cattails	Routine maintenance next visit
8	Normal growth observed	Surface algae	Routine maintenance next visit
9		Species non-specific	Routine maintenance next visit
10	Treatment in progress	Submersed vegetation	Routine maintenance next visit



Tab 11

Operations Report – January 2022

The Verandahs

COMMUNITY DEVELOPMENT DISTRICT

12375 Chenwood Avenue Hudson, Florida 34669
(727) 933-5050 ~ verandahsclubhouse@outlook.com

Clubhouse Operations/Maintenance Updates

- Ongoing Covid Disinfectant cleaning of Gym

Vendor Services Performed and/or Site Visits

- Cleaning Service every Monday, Wednesday, and Friday

Facility Usage

- 1/4/2022: CDD MEETING
- 1/6/2022: TH BOARD MEETING (NO SHOW)
- 1/08/2022: Johnson Birthday Party
- 1/10/2022: HOA (Fining Committee Meeting)
- 1/18/2022: ACC MEETING
- 1/24/2022: HOA (Fining Committee Meeting)

Resident Payment Log

- 1/4/2022 : Access Card Replacement (Valk) \$30.00
- 1/5/2022: Clubhouse Rental Deposit(Buono 2/19) \$250.00
- 1/5/2022: Clubhouse Rental Deposit (Lane 2/13) \$250.00



Rizzetta & Company

Debit Card Reimbursement log

- Lowes (Air Filter, Soap Refills) 1/9/22: \$67.68
- Amazon(Water Filter) 1/12/22: \$21.39

Suggestions/Concerns

- Clubhouse Cleaning Gutters and Pressure Wash 1/20/22
- See Activity Calendar Template Sample (Provided at Meeting)
- Potential Yearly Activities
 1. Glow in the DARK IN Dark Easter
 2. 4TH Of July Bash
 3. Back to School Kick Off
 4. Spooky Nights(Halloween)
 5. Winter Wonderland(Christmas)

Questions for Board:

- How often would you like to have activities in the clubhouse? Monthly, Quarterly, Major Ear marked Events?
- Budget? Manager proposal for 2022 : \$5,000 for events

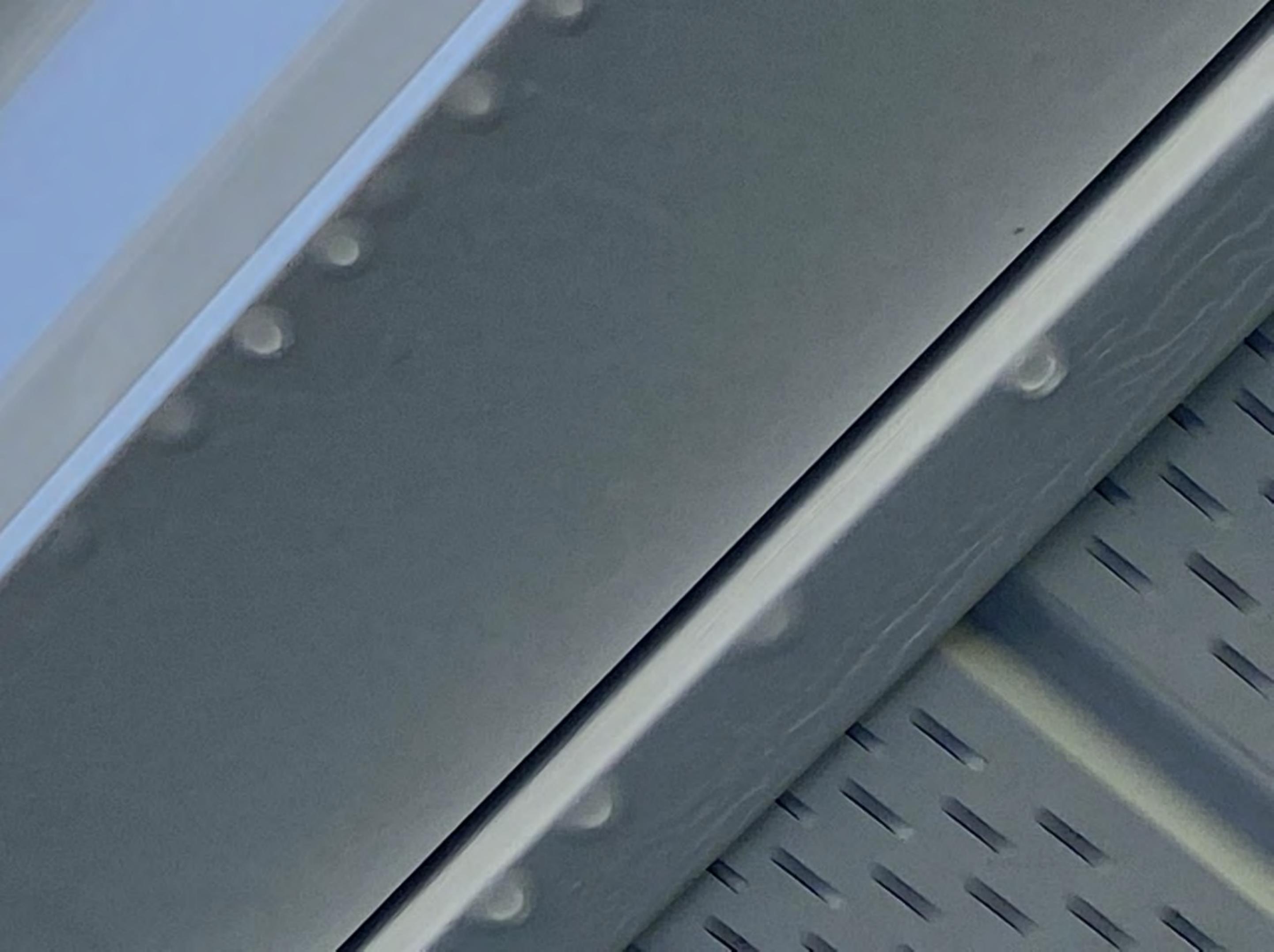


Rizzetta & Company













Tab 12



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 1, 2022 @ 6:30 PM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Tracy M, Seat 4 Stanley H):** November 9, 2022

**District
Manager's
Report**

February 1

2022

T
H
E
V
E
R
A
N
D
A
H
S
C
D
D

<u>FINANCIAL SUMMARY</u>	<u>12/31/2021</u>
General Fund Cash & Investment Balance:	\$803,765
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	<u>\$378,853</u>
Total Cash and Investment Balances:	\$1,182,618
General Fund Expense Variance: \$9,113	Under Budget



Quarterly Compliance Audit Report

The Verandahs

Date: December 2021 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

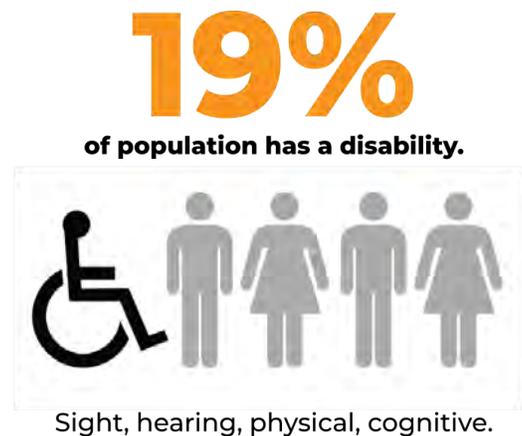
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 13

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 regular meeting of the Board of Supervisors of The Verandahs Community Development District was held on Tuesday, January 4, 2022, at 6:30 p.m. at the Verandahs Amenity Center, 12375 Chenwood Avenue, Hudson, Florida 34669.

Present and constituting a quorum:

Stanley Haupt	Board Supervisor, Chair (via conf. call)
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:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services, Rizzetta & Company, Inc. (via conf. call)
Vanessa Steinerts	District Counsel, Straley Robin Vericker (via conf. call)
Giacomo Licari	District Engineer, Dewberry Engineering
John Wegner	Representative, Yellowstone Landscape
Wesley Elias	Clubhouse Manager, RASI
Brooks McNichols	Representative, High Trim
Chris Holt	Representative, Juniper

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

Consideration of Establishment of Audit Committee

Mr. Hayes discussed establishing an audit committee to select and auditing firm to conduct the annual financial audit for the FY 21/22 Budget and beyond.

On a Motion by Mr. May, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved establishing an audit committee and appointing the Board to serve as the audit committee, for the Verandahs Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of High Trim Over Height Tree Proposals

These proposals were tabled.

FIFTH ORDER OF BUSINESS

Consideration of Conservation Cut Back Proposals

There were three proposals provided by three vendors. A lengthy discussion ensued as the Board had many questions about the proposals and requested that each vendor provide two separate cut back proposals. The first proposal must be for the initial conservation cut back from the ground up with no height restrictions. The second proposal must be a two-year maintenance agreement for conservation cut back from the ground up with no height restrictions. The proposals will be reviewed at the February 1, 2022, meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer

Mr. Licari informed the Board the Public Facility Report has been completed and will be presented at the February 1, 2022, meeting before it is sent to the County. He also will provide a site inspection report which will be presented at the next meeting.

C. Landscape & Irrigation

I. Field Inspection

Mr. Liggett presented the Field Inspection Report dated December 16, 2021.

89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132

ii. Yellowstone Report

Mr. Wegner provided responses to the Field Service Report and noted that all flowers in annual beds have been replaced. Mr. Haupt requested to have the tree limbs removed off the pool house roof as soon as possible and the oak tree branches around streetlights be trimmed to remove the obstruction of being able to see the streetlights. Yellowstone must lift the oak trees up to 15 feet over roadways and 10 feet everywhere else throughout the district property and provide a date of completion to the District Manager and Field Services Manager.

iii. High Trim Monthly Report

Mr. McNichols presented his report.

D. Aquatics Report

Mr. Hayes presented the aquatics report.

E. Clubhouse Manager's Report

Mr. Elias presented his report and informed the Board he had one quote but was waiting on another quote for the gutter cleaning. He was asked to bring pressure washing quotes for the clubhouse entryway as well as quotes to clean out the gutters to the next meeting. The District Manager asked Mr. Elias to obtain the quotes and provide them to him to review as the cost would be minimal and he would approve now that the holiday decorations have been removed. The District Manager asked the Clubhouse Manager to get the new vendor to send their W-9, a revised quote with the correct bill to information and to provide their COI to name the District as an additional insured. Mr. Haupt requested that Mr. Elias research and provide some ideas for discussion of clubhouse traffic and clubhouse events be placed on the February 1, 2022, meeting agenda.

F. District Manager

Mr. Hayes presented his report to the Board and announced that the next audit committee meeting and regularly scheduled meeting would be held on February 1, 2022, at 8:30 a.m. at the Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669.

SEVENTH ORDER OF BUSINESS

Consideration of the Board of Supervisors Meeting Minutes held on December 7, 2021

Mr. Hayes presented the December 7, 2021, meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Ms. Mayle, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on December 7, 2021, as presented, for the Verandahs Community Development District.

133
134
135
136
137
138
139
140

EIGHTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for November 2021

Mr. Hayes presented the November 2021 Operations & Maintenance Expenditures to the Board.

On a Motion by Mr. May, seconded by Ms. Mayle, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for November 2021 (\$26,829.94), for The Verandahs Community Development District.

141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168

TENTH ORDER OF BUSINESS

Discussion of Resident Fences in Easement

A discussion about resident fences in access easements ensued with the Board, District Engineer, Field Services Manager, HOA representative, and resident with access easement issue present. The District Engineer reviewed the maps he provided with the Board showing where these access easements should be per the original plan design and plot/plat plans and the access easements issues at four homes (house numbers 12510, 12514, 12518, and 12524). The HOA representative explained that house number 12524 (corner lot) on the map received approval to install a fence at an angle, so it did not block the access easement. The HOA representative also stated the homeowner at house number 12524 did not follow the approved fence installment agreement and instead squared the fence in the access easement. There was more discussion with the homeowners with house number 12510 present at the meeting regarding their fence not allowing easement access for maintenance and it was stated by the Board and the homeowner that they are maintaining the access easements behind their fence themselves. The Board had further discussion with the homeowners with house number 12510 and asked them if they would consider installing at least a 5-foot gate to allow vendors access to the easement for maintenance in lieu of moving their fence. The homeowners with house number 12510 agreed they would install at least a 5-foot gate in the fence so the vendors could gain access to the easement for maintenance. The Board requested that this discussion be brought back on the February 1, 2022, meeting agenda.

169 **ELEVENTH ORDER OF BUSINESS** **Audience Comments**

170

171 None.

172

173 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

174

175 Mr. Hayes stated that if there was no further business to come before the Board
176 then a motion to adjourn would be in order.

177

On a Motion by Ms. Mayle, seconded by Ms. Nesheiwat, with all in favor, the Board of Supervisors adjourned the meeting at 9:10 p.m., for The Verandahs Community Development District.

178

179

180

181

182

183 Secretary/Assistant Secretary

Chair / Vice Chair

Tab 14

The Verandahs Community Development District

District Office · Wesley Chapel, Florida · (813) 993-5571
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.verandahscdd.org

Operations and Maintenance Expenditures December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$38,393.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allen Adams	002584	AA120721	Board of Supervisors Meeting 12/07/21	\$ 200.00
Dewberry Engineers Inc.	002569	2037840	Engineering Services 10/21	\$ 700.00
Digital South Communications, Inc.	002576	593513708	Monthly Phone Service 12/21	\$ 42.28
Frontier Communications of Florida	002585	727-856-7773-073119-5 12/21	Clubhouse Internet & TV 12/21	\$ 319.83
Grau & Associates	002577	21755	Audit Services FY 20/21	\$ 500.00
High Trim, LLC	002578	3791	Tree Maintenance 12/21	\$ 1,625.00
Pasco County Utilities Services Branch	002596	15903659	12375 Chenwood Avenue 11/21	\$ 67.07
Raul Gomez	002586	120421-Gomez	Refund Of Deposit Of Clubhouse Rental 12/21	\$ 250.00
Rizzetta & Company, Inc.	002580	INV0000063098	District Management Fees 12/21	\$ 4,320.33
Rizzetta Amenity Services, Inc.	002570	INV00000000008985	Actual Bi-Weekly Payroll 08/06/21	\$ 1,712.23
Rizzetta Amenity Services, Inc.	002570	INV00000000009031	Actual Bi-Weekly Payroll 08/20/21	\$ 850.09
Rizzetta Amenity Services, Inc.	002581	INV00000000009340	Personnel 11/26/21	\$ 884.38
Rizzetta Amenity Services, Inc.	002595	INV00000000009362	Out of Pocket Expenses 11/21	\$ 168.94

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	002595	INV00000000009385	General Management & Oversight 12/21	\$ 1,696.08
Rizzetta Technology Services, LLC	002579	INV0000008237	Website Hosting Services 12/21	\$ 100.00
Sarah Nesheiwat	002590	SN120721	Board of Supervisors Meeting 12/07/21	\$ 200.00
Solitude Lake Management LLC	002571	PI-A00708393	Pond Maintenance 11/21	\$ 1,250.00
Solitude Lake Management LLC	002591	PI-A00722543	Pond Maintenance 12/21	\$ 1,250.00
Stanley Haupt	002587	SH120721	Board of Supervisors Meeting 12/07/21	\$ 200.00
Straley Robin Vericker	002582	20709	Legal Services 11/21	\$ 3,277.50
Suncoast Rust Control, Inc	002592	04088	Chemicals for Rust Prevention 11/21	\$ 1,250.00
Suncoast Sparkling Cleaning Service Inc	002583	286	Clubhouse Cleaning 11/21	\$ 575.00
Thomas M May	002588	TM-120721	Board of Supervisors Meeting 12/07/21	\$ 200.00
Thomas May	002572	112921-May	Reimbursements For Facility Supplies 11/21	\$ 97.74
Tracy E. Mayle	002589	TM120721	Board of Supervisors Meeting 12/07/21	\$ 200.00
Verandahs CDD	CD028	CD028	Debit Card Replenishment	\$ 59.36

The Verandahs Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc. of Florida	002573	0700660-1568-9	Waste Removal Clubhouse 12/01/21-02/28/22	\$ 50.43
Withlacoochee River Electric Cooperative, Inc.	002574	10365384 11/21	Summary Billing 11/21	\$ 3,797.29
Yellowstone Landscape	002575	TM 283202	Monthly Landscape Maintenance 11/21	\$ 9,973.58
Yellowstone Landscape	002575	TM 287212	Plant Installation 11/21	\$ 1,390.00
Yellowstone Landscape	002575	TM 287213	Sod Replacement 11/21	\$ 1,100.00
Yellowstone Landscape	002594	TM 302472	Irrigation Repair 11/21	<u>\$ 86.23</u>
Report Total				<u>\$ 38,393.36</u>