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MINUTES OF MEETING
VERANO #1
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Verano #1 Community Development District was held on Thursday, July 16, 2026, at 11:00 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Max Krupo	Chairman
Rod Kennedy	Vice Chairman
Nigel Wirgowski	Assistant Secretary
Thomas Trammell	Assistant Secretary
Alan Fine	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Brandon Ulmer	District Engineer
Jere Earlywine	District Counsel
Frank Ducci	Lang Management - Field Manager
David LaPlante	Resident
James Doherty	Resident

FIRST ORDER OF BUSINESS — Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS — Approval of Minutes of the April 23 2026 Meeting

Ms. Hinz Philippi presented the minutes from the April 23, 2026 meeting, asked for any additions, deletions or corrections, and upon hearing none, she asked for a motion to approve the minutes.

> On MOTION by Mr. Krupo seconded by Mr. Trammell with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS Update on Lake Erosion Report

Mr. Krupo then asked Mr. Ulmer to give a brief summary of his findings regarding the lake erosion report specifically related to Verano #1.

Mr. Ulmer gave a brief update stating he had created a specific report for Verano #1 to identify the problem areas which was very similar to his first report that identified why and how certain issues had evolved. He also stated he had put together a bid package to send out for a RFP and had originally combined everything together with the other Verano CDDs to do an overall contract for all of them, however that ended up becoming too big of a program. Mr. Ulmer then stated he went back and revised his bid package and only included Verano #1 items, and a few Verano #2 lakes in the bid package for the RFP.

(At this point there was a discussion among the Board members, Mr. Ulmer, Mr. Earlywine and Ms. Hinz Philippi relating to this item, along with the other Verano Interlocal Agreements)(Mr. Krupo requested District staff to obtain some informal vendor proposals to identify the lake bank erosion repairs and return those to the Board rather than begin a formal RFP for a smaller initial scope of work)

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 4, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

> On MOTION by Mr. Krupo seconded by Mr. Trammell with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Ms. Hinz Philippi asked for any public comment or discussion relating to the 2027 budget. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-03, the annual appropriation resolution and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

Docusign Envelope ID: C4E5B1A1-139D-85A8-806A-7817DEED98F1

> On MOTION by Mr. Krupo seconded by Mr. Kennedy with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2026-04 levy of Non Ad Valorem Assessments and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Krupo seconded by Mr. Wirgowski with all in favor, Resolution #2026-04 the Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

> On MOTION by Mr. Trammell seconded by Mr. Krupo with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 5, public hearing to adopt the rules and asked for a motion to open the public hearing.

> On MOTION by Mr. Trammell seconded by Mr. Kennedy with all in favor, opening the Public Hearing was approved.

Mr. Earlywine made a few comments relating to the rulemaking process and stated the rules are normally updated every 3 to 5 years based on statutory changes. He then gave a brief summary of the recent changes to the rulemaking procedures.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-05 Adopting the Rules

Ms. Hinz Philippi asked for any public comment or discussion relating the rules. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-05 and

Docusign Envelope ID: C4E5B1A1-139D-85A8-806A-7817DEED98F1

gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

> On MOTION by Mr. Wirgowski seconded by Mr. Kennedy with all in favor, Resolution #2026-05 adopting the Rules was approved.

D. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

> On MOTION by Mr. Trammell seconded by Mr. Wirgowski with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS Ratification of Receipts for Expenses for Election Filings

Ms. Hinz Philippi stated this item was already presented and approved by the Board at a previous meeting and it was just being brought back for ratification of the District's records. She then asked for a motion to ratify the receipts for expenses.

> On MOTION by Mr. Wirgowski seconded by Mr. Trammell with all in favor, ratifying the receipts for expenses for election filings was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Earlywine stated he was still working on finalizing the interlocal agreement that the Board had seen at a previous meeting. He also made a few additional comments relating to this item stating he would provide the agreement at the next meeting.

B. Engineer

Mr. Ulmer stated he had nothing further to report at this time.

C. Field Manager

Mr. Ducci stated he had nothing new to discuss.

Docusign Envelope ID: C4E5B1A1-139D-85A8-806A-7817DEED98F1

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Hinz Philippi presented the proposed fiscal year 2027 meeting schedule and gave a brief summary of the meeting dates. She then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

> On MOTION by Mr. Krupo seconded by Mr. Kennedy with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Hinz Philippi presented the Form 1 financial disclosure due July 1, 2026 and stated everyone had filed except for Roderick Kennedy. Mr. Kennedy indicted he would work on submitting his form. Ms. Hinz Phillippi also reminded the Board to complete their annual ethics training by December 31, 2026.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi presented the financial reports, indicating the check run summary was behind tab A and the unaudited financials were behind tab B. She then asked for any comments or questions, and upon not hearing any, asked for a motion to approve.

> On MOTION by Mr. Kennedy seconded by Mr. Fine with all in favor, the Check Run Summary and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests or audience comments. There were no Supervisor's requests at this time. She then asked for any audience comments.

Mr. La Plante made a few comments relating to his concerns regarding the lake bank erosion and lack of communication from management.

(At this point there was a discussion among the Board members, Mr. Earlywine and Mr. LaPlante relating to his comments)

Docusign Envelope ID: C4E5B1A1-139D-85A8-806A-7817DEED98F1

Mr. Doherty also asked who was responsible for the lakes and the lake erosion and why did it take so long for issues to be taken care of.

(At this point there was a discussion among the Board members and Mr. Doherty relating to his comments)

TENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi stated if there was nothing else to discuss, she would ask for a motion to adjourn the meeting.

On MOTION by Mr. Krupa seconded by Mr. Trammell with all in favor, the meeting was adjourned.

DocuSigned by:
Andressa Hinz Philippi
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Secretary / Assistant Secretary

DocuSigned by:
Max Krupo
1E7805E125E3425...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: C4E5B1A1-139D-85A8-806A-7817DEED98F1 Status: Completed

Subject: Verano #1: Complete with Docusign: 7-16-26 Minutes.pdf, Engagement Letter.pdf, Final 2025-2026 Perfo

Source Envelope:

Document Pages: 21 Signatures: 7 Envelope Originator:

Certificate Pages: 2 Initials: 0 Ellen Acosta

AutoNav: Enabled 1001 Bradford Way

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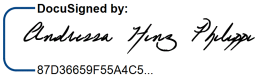
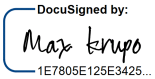
Time Zone: (UTC-08:00) Pacific Time (US & Canada) eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original Holder: Ellen Acosta Location: DocuSign

9/4/2026 12:42:18 PM eacosta@gmssf.com

Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by:  87D36659F55A4C5... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:c84:ed60:5089:72b:b6ac:c0f1	Sent: 9/4/2026 12:44:57 PM Viewed: 9/8/2026 7:24:48 AM Signed: 9/8/2026 7:25:00 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Max Krupo maxkrupo@icloud.com Chair Security Level: Email, Account Authentication (None)	DocuSigned by:  1E7805E125E3425... Signature Adoption: Pre-selected Style Using IP Address: 104.203.194.207	Sent: 9/4/2026 12:44:55 PM Viewed: 9/4/2026 1:22:40 PM Signed: 9/4/2026 1:24:37 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/4/2026 12:44:57 PM
Certified Delivered	Security Checked	9/4/2026 1:22:40 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/4/2026 1:24:37 PM
Completed	Security Checked	9/8/2026 7:25:00 AM

Payment Events	Status	Timestamps