MINUTES OF MEETING
VERANO #1
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Verano #1 Community Development District was held on Thursday, April 23, 2026, at 10:00 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
Darrin Mossing	Governmental Management Services
Brandon Ulmer	Mills, Short & Associates
Jere Earlywine	District Counsel
Kirsten Mood	Kutak Rock, LLP
Frank Ducci	Lang Management - Field Manager
Mr. La Plante	Resident
Mr. Doherty	Resident

FIRST ORDER OF BUSINESS — Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll. She then stated she would pass the gavel to the Chairman, Mr. Krupo to conduct the meeting.

SECOND ORDER OF BUSINESS — Approval of Minutes of the October 30, 2025 Meeting

Mr. Krupo presented the minutes from the October 30, 2025 meeting stating he had reviewed the minutes which were an accurate depiction of what took place at the meeting on October 30th. He then asked for a motion to approve the minutes.

On MOTION by Mr. Kennedy seconded by Mr. Trammell with all in favor, the Minutes of the October 30, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Krupo presented resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing stating he reviewed the budget and didn't find any errors or omissions. He then gave a brief overview of the budget and stated they are not projecting any increases at this time and recommends approving the budget.

Ms. Hinz Philippi then gave a brief explanation of the resolution and suggested setting the public hearing date for either July 16th or August 20th which would meet the 60-day requirement.

Mr. Krupo stated July 16th would probably be best and asked the other Board members if they agreed. The Board members agreed to the July 16th date.

Ms. Hinz Philippi then asked for a motion to approve the resolution.

On MOTION by Mr. Kennedy seconded by Mr. Wirgowski with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 16, 2026 at 10:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

FOURTH ORDER OF BUSINESS Discussion of:

A. Procedures for the General Election

Ms. Hinz Philippi presented the procedures for the general election which were included in the agenda package and stated there were two seats coming up for election in November, seat #1, Max Krupo, and seat #4, Thomas Trammell. She also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th and they would need to qualify during that time period with the Supervisor of Elections if they wished to run again for their seats. Ms. Hinz Philippi then stated if they had any questions they could call the Supervisor of Elections.

B. Rules

Mr. Earlywine made a few additional comments relating to the general election procedures for the attending audience and gave a brief explanation relating to the rules. He stated his office prepares the Rules of Procedures for all their CDD Districts that they represent, and they also monitor the annual legislative sessions. Mr. Earlywine also stated the intention of these rules were to update all the Rules of Procedures, which were more technical in nature than anything else so the Board would just need to approve them at this time.

> On MOTION by Mr. Wirgowski seconded by Mr. Trammell with all in favor, accepting the Rules of Procedure as stated on the record was approved.

C. Second Amended & Restated Interlocal Agreement

Mr. Earlywine stated this item was discussed at previous meetings with the Board and was put on the agenda as a draft form just for review purposes. He then made some additional comments relating to the agreement stating previously there had been one interlocal agreement that governed all 6 Verano CDDs and it was very vague on how things were supposed to work for each individual CDD, so this would make it easier going forward. He also stated the basic concept of the agreement would be that the stormwater system would be a master improvement under Verano #5 since they have the agreement with the city for rebates and maintenance, and the spine road that was shared between Verano #2, #3, and #4 would be separated out. Mr. Earlywine also made a few additional comments relating to this item as well.

FIFTH ORDER OF BUSINESS Ratification of:

A. Retention and Fee Agreement with Kutak Rock, LLP
B. Addendum to Lake Maintenance Agreement with Solitude Lake Management, LLC
C. Agreement for Engineering Services with Mills, Short & Associates, LLC
D. Agreement for Pond Landscape Maintenance Services Agreement with P.H.L. Land Care, Inc.
E. Agreement for Pond Landscape Maintenance Services Agreement with Toler Enterprises

Ms. Hinz Philippi stated that items A through E were already presented and approved by the Board at a previous meeting and were just being brought back for ratification of the District's records, so the Board could just make one motion to ratify all items.

Mr. Krupo then asked for a motion to ratify items A through E listed above.

> On MOTION by Mr. Wirgowski seconded by Mr. Trammell with all in favor, ratifying items A through E listed above was approved.

SIXTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending September 30, 2025

Mr. Krupo presented the audit for fiscal year ending September 30, 2025 stating it was a clean audit and was submitted to the State of Florida as required. He then asked for a motion to accept the audit into the District's records.

> On MOTION by Mr. Trammell seconded by Mr. Kennedy with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS — Discussion of Lake Bank Remediation

Mr. Krupo presented the discussion of the lake bank remediation stating they had received the engineers report relating to this item. He then asked Ms. Hinz Philippi for her comments.

Ms. Hinz Phillippi stated they requested the engineer to walk the property with the Mr. Ducci, and that Mr. Hans and herself were also involved in the conversation requesting them to do a comprehensive analysis of all the lakes and also to look at the system as a whole. She also stated the suggestion was to have a long term solution for the maintenance of the lake with different types of options, one would be to build a berm so the water would not rush out, and another would be to plant littorals along the lake bank to help stabilize the bank and also repairing the drainage system. Ms. Hinz Philippi also stated the engineer pointed out certain areas that would need immediate repair and attention so they would be getting proposals from multiple companies for those areas to bring back to the Board at the next meeting.

Ms. Hans also made some additional comments relating to the erosion of the lake banks as well.

(At this point there was a discussion among the Board members, Ms. Hinz Philippi, Mr. Hans and Mr. Ducci relating to this item)(Mr. Krupo suggested once they receive the proposals, they could also schedule a special meeting to review those instead of waiting for the July meeting)

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Earlywine stated he had nothing to report unless the Board had any questions for him. There were no questions for Mr. Earlywine.

B. Engineer – Lake Bank Preservation Report

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

C. Field Manager

Mr. Ducci made a brief comment relating to the washout on the lake banks for Verano #1 and #2 and the lake bank remediation solution.

D. Manager

1) Lake Bank Preservation Proposals

Ms. Hinz Philippi stated she had already discussed this item when she was showing the pictures of the plantings, and also stated she originally reached out to the lake vendor Solitude to have them come out and look at all the lakes just to get an idea of the cost. Solitude had suggested littoral plantings at a cost between $4.29 and $4.62 per plant.

(At this point there was a discussion among the Board members and Ms. Hinz Philippi relating to the lake bank preservation, the required reporting of the BMAP, and the nitrogen and phosphorus requirements as well)

2) Number of Registered Voters in the District – 1,454

Ms. Hinz Philippi also announced the number of registered voters in the District as 1,454 and stated this was just for informational purposes since the Board had already transitioned to a residential Board.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance Check Run Summary
B. Acceptance of Unaudited Financials

Mr. Krupo presented the check run summary was behind tab A and asked for a motion to approve.

> On MOTION by Mr. Trammell seconded by Mr. Wirgowski with all in favor the Check Run Summary was approved.

Mr. Krupo presented the unaudited financials was behind tab B and asked for a motion to approve.

> On MOTION by Mr. Trammell seconded by Mr. Kennedy with all in favor the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Krupo opened up the floor for any audience comments at this time.

Mr. La Plante made a few comments relating to the discussion of the lake bank erosion, and gave some additional historical background on this issue.

Mr. Doherty also made a few comments relating to drainage between the homes.

(At this point there was a discussion among the Board members and the residents relating to their comments)

ELEVETH 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. Trammell seconded by Mr. Wirgowski with all in favor, the meeting was adjourned.

DocuSigned by:
Andressa Hinz Philippi
87D36659F55A4C5...
Secretary / Assistant Secretary

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

docusign

Certificate Of Completion

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Status: Completed

Subject: Verano #1: Complete with Docusign: 4-23-26 Minutes.pdf, Resolution 2026-03.docx, Resolution 2026-04

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Record Tracking

Status: Original 7/21/2026 6:05:21 AM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events

Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: Andressa Hinz Philippi 87D36659F55A4C5... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:c84:ed60:4157:3ac:e7de:58e4	Sent: 7/21/2026 6:14:30 AM Viewed: 7/21/2026 2:41:27 PM Signed: 7/21/2026 2:41:42 PM

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Max Krupo maxkrupo@icloud.com Chair Security Level: Email, Account Authentication (None)	DocuSigned by: Max Krupo 1E7805E125E3425... Signature Adoption: Pre-selected Style Using IP Address: 72.17.64.46	Sent: 7/21/2026 6:14:30 AM Viewed: 7/21/2026 7:44:16 PM Signed: 7/21/2026 7:48:07 PM

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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	7/21/2026 6:14:31 AM
Certified Delivered	Security Checked	7/21/2026 7:44:16 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	7/21/2026 7:48:07 PM
Completed	Security Checked	7/21/2026 7:48:07 PM

Payment Events	Status	Timestamps