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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, August 20, 2026, at 10:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Max Krupo	Chairman
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 (by phone)
Jere Earlywine	District Counsel
Frank Ducci	Lang Management - Field Manager
David LaPlante	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 July 16, 2026 Meeting

Ms. Hinz Philippi presented the minutes from the July 16, 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. Trammell seconded by Mr. Fine with all in favor, the Minutes of the July 16, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS Consideration of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Ms. Hinz Philippi presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026 included in the agenda on page 9 and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve the engagement letter.

> On MOTION by Mr. Trammell seconded by Mr. Fine with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

B. Services Agreement with Solitude Lake Management

Ms. Hinz Philippi presented the services agreement with Solitude Lake Management and gave a brief explanation of this item. She also indicated this was the same vendor they've been using for the lake service and they do a twice a month service for all 17 lakes within the District. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve.

> On MOTION by Mr. Trammell seconded by Mr. Krupo with all in favor, accepting the Services Agreement with Solitude Lake Management was approved.

FOURTH ORDER OF BUSINESS Consideration of Lake Bank Erosion Proposals

C. Solitude Lake Management
D. Landshore Enterprises
E. Ron's Restoration & Services

Ms. Hinz Philippi presented the lake bank erosions proposals included in the agenda.

Mr. Krupo made a few comments regarding the proposals stating all 3 proposals addressed the lake bank erosion issues and gave their recommendations on how to cure the problems which were reasonable and within standards. He also made a few additional comments relating to pricing and comparing each potential vendor as well.

(At this point there was a discussion among the Board members, Mr. Earlywine, Mr. Ulmer, Mr. Ducci and Ms. Hinz Philippi relating to this item)(The Board agreed to go with Ron's Restoration & Services)

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> On MOTION by Mr. Trammell seconded by Mr. Fine with all in favor, accepting the proposal from Ron's Restoration & Services to provide lake bank erosion in the amount of $88,536 and authorizing District Counsel to draft an agreement was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Earlywine stated the only item he was tracking was the lake bank restoration proposals. He also made a few additional comments relating to preventative maintenance and asked Mr. Ulmer if he had any recommendations in terms of plantings around the lakes to help with the erosion.

Mr. Ulmer stated there wasn't anything he needed to recommend at this time.

(At this point there was a discussion among the Board members, Mr. Ulmer, Mr. Earlywine and Ms. Hinz Philippi relating to this item)

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.

D. Manager

1) **Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed***
2) **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 their forms. She also reminded the Board to complete their annual ethics training by December 31, 2026.

3) **Selection of the W. Executive Suites, LLC, 1860 SW Foutainview Blvd., Suite 100, Port St. Lucie, FL 34986 as the District's Records Office**

Ms. Hinz Philippi presented the selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie as the District's records office and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, she asked for a motion to approve.

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> On MOTION by Mr. Trammell seconded by Mr. Fine with all in favor, accepting W. Executive Suites, LLC, 1860 SW Fountainveiw Blvd., Suite 100, Port St. Lucie, FL as the District's records office was approved.

4) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi presented the final approval of the FY2025-FY2026 report performance measures and standards which was included in the agenda. She then gave a brief explanation of the report and asked for any questions or comments. Upon hearing none, she asked for a motion to accept the report.

> On MOTION by Mr. Trammell seconded by Mr. Fine with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

5) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi then presented the FY2026-2027 performance measures and standards as required by Florida Statute 189.069, gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, she asked for a motion to approve the performance measures and standards.

> On MOTION by Mr. Trammell seconded by Mr. Fine with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

SIXTH 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.

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

SEVENTH 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 regarding the proposal from Ron's Restoration & Services for the lake bank erosion and asked a few questions about the warranty on the work. He also asked about the potential plantings as well.

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

EIGHTH 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. Krupo seconded by Mr. Fine with all in favor, the meeting was adjourned.

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Andressa Hinz Philippi
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Secretary / Assistant Secretary

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

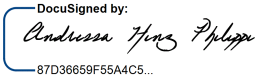
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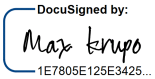
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eacosta@gmssf.com
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Max Krupo maxkrupo@icloud.com Chair Security Level: Email, Account Authentication (None)	DocuSigned by:  1E7805E125E3425... Signature Adoption: Pre-selected Style Using IP Address: 104.203.194.207	Sent: 10/20/2026 7:57:23 AM Viewed: 10/20/2026 9:55:04 AM Signed: 10/20/2026 9:55:54 AM

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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
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Certified Delivered	Security Checked	10/20/2026 9:55:04 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	10/20/2026 9:55:54 AM

Payment Events	Status	Timestamps