

MINUTES OF MEETING VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Verano Center Community Development District was held on Thursday, October 30, 2025, at 8:30 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Josh Hoot
Marshall Kutz
Shane Dinatali
Joshua Wortman

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Jere Earlywine

District Manager
KutakRock, LLP

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Shane Dinatali and Mr. Joshua Wortman

Ms. Hinz Philippi administered the oath of office to Mr. Shane Dinatali for seat #5, and Mr. Joshua Wortman for seat #4 for Verano #4.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2026-01 Electing Officers

Ms. Hinz Philippi presented resolution #2026-01, electing officers and read the current slate of officers into the record stating they would need to elect a chairman and a vice chairman, and then the remaining Board members would serve as assistant secretaries.

Mr. Hoot made a motion for himself to serve as chairman.

Ms. Hinz Philippi then asked who would serve as the vice chairman.

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Mr. Hoot made a motion for Darren Weimer to serve as vice chairman.

Mr. Earlywine suggested they could then make the other officers assistant secretaries.

Mr. Hoot stated he would serve as Chairman, Darren Weimer as vice chairman, and they could keep the other existing officers the same and add Shane Dinatali and Joshua Wortman as assistant secretaries.

On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, Election of officers, electing Josh Hoot as Chairman, Darren Weimer as vice chairman, also adding Shane Dinatali and Joshua Wortman as assistant secretaries and keeping all other officers the same was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 21, 2025 Meeting

Ms. Hinz Philippi presented the minutes from the August 21, 2025 meeting, asked for any comments, additions, corrections or deletions, and upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, the Minutes of the August 21, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Designating Jere Earlywine of Kutak Rock, LLP as the District's Registered Agent

Ms. Hinz Philippi presented Resolution #2026-01 designating Jere Earlywine of Kutak Rock, LLC as the District's registered agent 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 resolution.

On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, Resolution #2026-01 designating Jere Earlywine of Kutak Rock, LLC as the District's Registered Agent was approved.

October 30, 2025**Verano Center CDD****SIXTH ORDER OF BUSINESS****Ranking of Respondents to Engineering Proposals**

Ms. Hinz Philippi presented the ranking of respondents to engineering proposals stating they had received only one response from Mills, Short & Associates and Mr. Brandon Ulmer was in attendance to answer any questions the Board may have regarding his proposal. She then stated the Board would need to rank Mills, Short & Associates as the #1 ranked engineering firm to move forward and authorize District staff to prepare an agreement. Ms. Hinz Philippi then asked for any questions or comments, and upon hearing none, asked for a motion to rank Mills, Short & Associates as the #1 ranked engineering firm.

On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, accepting the ranking of respondents to the RFP, and ranking Mills, Short & Associates as the #1 ranked engineering firm and authorizing staff to enter into an agreement was approved.

SEVENTH ORDER OF BUSINESS**Ratification of:****A. Addendum to Auditor Engagement Letter****B. Retention and Fee Agreement with Kutak Rock, LLP**

Ms. Hinz Philippi presented the addendum to auditor engagement letter and the retention and fee agreement with Kutak Rock for ratification stating these items were previously approved by the Board at a prior meeting and were just being brought back to the Board for ratification of the District's records. She then asked for any questions or comments, and upon hearing none, asked for one motion to ratify.

On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, ratifying both items A and B listed above was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

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C. Manager – Final Approval of the FY 2024 Report Performance Measures and Standards

Ms. Hinz Philippi presented the final approval of the FY2024 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. Hoot seconded by Mr. Kutz with all in favor, the final approval of the FY2024 Report Performance Measures and Standards was approved

NINTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi presented the check run summary and the unaudited financials and asked for any comments or questions. Upon hearing none, she asked for a motion to accept the financials.

On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, the check run summary and the unaudited financial were approved.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

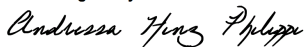
Ms. Hinz Philippi asked for any Supervisor's requests, and upon not hearing any, she asked for any audience comments stating there was no audience in attendance for any comments.

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi asked if there was anything further to discuss, and upon not hearing any asked for a motion to adjourn the meeting.

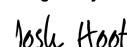
On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, the Meeting was adjourned.

DocuSigned by:



87D36659F55A4C5...
Secretary / Assistant Secretary

Signed by:



433A361F0A19438...
Chairman / Vice Chairman

Certificate Of Completion

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Status: Completed

Subject: Verano Center: Complete with Docusign: 10-30-25Minutes.pdf, Resolution 2026-03.doc, Resolution 2026

Source Envelope:

Document Pages: 6

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

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

6/11/2026 7:08:29 AM

eacosta@gmssf.com

Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

87D36659F55A4C5...

Signature Adoption: Pre-selected Style
Using IP Address: 12.124.137.86

Timestamp

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Viewed: 6/11/2026 11:56:00 AM

Signed: 6/11/2026 11:56:11 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Josh Hoot

jhoot@kolter.com

Chair

Security Level: Email, Account Authentication (None)

Signed by:

433A361F0A19438...

Signature Adoption: Pre-selected Style
Using IP Address: 104.183.101.122

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Viewed: 6/11/2026 7:12:54 AM

Signed: 6/11/2026 7:13:27 AM

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

6/11/2026 7:11:47 AM

Certified Delivered

Security Checked

6/11/2026 7:12:54 AM

Signing Complete

Security Checked

6/11/2026 7:13:27 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	6/11/2026 11:56:11 AM
Payment Events	Status	Timestamps