

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, April 23, 2026, at 10:30 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Josh Hoot
Darren Weimer
Marshall Kutz
Shane Dinatali
Joshua Wortman

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Darrin Mossing
Brandon Ulmer
Jere Earlywine
Kirsten Mood
Frank Ducci

District Manager
Governmental Management Services
Governmental Management Services
Mills, Short & Associates
District Counsel
Kutak Rock, LLP
Lang Management - Field Manager

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Darren Weimer

Ms. Hinz Philippi stated this item was not needed due to the oath of office for Mr. Darren Weimer had already been administered prior to the meeting.

SECOND ORDER OF BUSINESS

Roll Call

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

April 23, 2026

Verano Center CDD

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 30, 2025 Meeting

Ms. Hinz Philippi presented the minutes from the October 30, 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. Weimer seconded by Mr. Hoot with all in favor, the Minutes of the October 30, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-03 Electing Paul Winkeljohn as Secretary

Ms. Hinz Philippi presented resolution #2026-03 electing Paul Winkeljohn as secretary 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. Hoot seconded by Mr. Kutz with all in favor, Resolution #2026-03 electing Paul Winkeljohn as Secretary was approved.

B. Resolution #2026-04 Approving the Proposed FY27 Budget and Setting a Public Hearing

Ms. Hinz Philippi presented resolution #2026-04 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget.

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

Ms. Hinz Philippi then stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the July 16th or August 20th meeting and asked which date the Board would prefer. The Board agreed that July 16th would be the best date. Ms. Hinz Philippi then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

April 23, 2026

Verano Center CDD

On MOTION by Mr. Weimer seconded by Mr. Dinatali with all in favor, Resolution #2026-04 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on July 16, 2026 at 10:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

C. Resolution #2026-05 Landowner's Resolution

Ms. Hinz Philippi presented resolution #2026-05 landowner's resolution stating there were a few seats coming up for election, seat #1, Josh Hoot, seat #4, Joshua Wortman and seat #5, Shane Dinatali. The election would be in November and would be one vote per acre of land. She also stated that two seats would have a 4 year term and one seat would have a 2 year term.

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

FIFTH ORDER OF BUSINESS

Discussion of:

A. Rules

Mr. Earlywine stated his office prepares the Rules of Procedures for all their CDD Districts they represent and they also monitor the annual legislation sessions. He also stated the intention of these rules was to update all the Rules of Procedures which were more technical in nature than anything else so the Board would need to approve them at this time and set a public hearing for July 16, 2026.

On MOTION by Mr. Weimer seconded by Mr. Hoot with all in favor, accepting the Rules of Procedure as stated on the record and setting a public hearing for July 16, 2026 at 10:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

B. Second Amended and 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,

April 23, 2026

Verano Center CDD

#3, and #4 would be separated out. Mr. Earlywine also made a few additional comments relating to this item as well.

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

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2025

Ms. Hinz Philippi presented the audit for fiscal year ending September 30, 2025, gave a brief explanation and stated it was a clean audit. She then asked for any questions or comments, and upon hearing none, she asked for a motion to accept the audit into the District's records.

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

SEVENTH ORDER OF BUSINESS

Ratification of Agreement for Engineering Services with Mills, Short & Associates, LLC

Ms. Hinz Philippi presented the agreement for engineering services with Mills, Short & Associates for ratification stating this item was previously approved by the Board at a prior meeting and it was 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 a motion to ratify.

On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, ratifying the Agreement for Engineering Services with Mills, Short & Associates, LLC was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer – Lake Bank Preservation Report

(This item was discussed earlier at this meeting)

April 23, 2026

Verano Center CDD

C. Manager – Number of Registered Voters in the District - 12

Ms. Hinz Philippi announced the number of registered voters in the District as 12 and stated this was just for informational purposes only.

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. Weimer seconded by Mr. Hoot 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 comments at this time.

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. Wortman with all in favor, the Meeting was adjourned.

DocuSigned by:

Andressa Hinz Philippi

87D36659F55A4C5

Secretary / Assistant Secretary

Signed by:

Josh Hoot

433A361F0A19438

Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 1436847D-C270-8BD1-8077-18363908B42E

Status: Completed

Subject: Verano Center: Complete with Docusign: 4-23-26 Minutes.pdf, Resolution 2026-05.docx, Resolution 2026

Source Envelope:

Document Pages: 121

Signatures: 19

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

9/4/2026 1:08:38 PM

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:

2601:58b:c84:ed60:50c8:2586:21e2:6458

Timestamp

Sent: 9/4/2026 1:29:29 PM

Resent: 9/9/2026 5:44:28 AM

Resent: 9/11/2026 9:00:34 AM

Resent: 9/14/2026 9:51:29 AM

Viewed: 9/14/2026 10:07:06 AM

Signed: 9/14/2026 10:07:28 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:

2601:58b:4483:5550:91c5:1226:1b9b:b466

Sent: 9/4/2026 1:29:29 PM

Resent: 9/9/2026 5:44:28 AM

Viewed: 9/9/2026 5:37:16 PM

Signed: 9/9/2026 5:37:48 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 1:29:29 PM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	9/9/2026 5:37:16 PM
Signing Complete	Security Checked	9/9/2026 5:37:48 PM
Completed	Security Checked	9/14/2026 10:07:28 AM
Payment Events	Status	Timestamps