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MINUTES OF MEETING
VERANO CENTER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Verano Center Community Development District was held on Thursday, August 20, 2026, at 10:30 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Darren Weimer	Vice Chairman
Marshall Kutz	Assistant Secretary
Shane Dinatali	Assistant Secretary
Joshua Wortman	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
Several Residents	

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 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. Kutz with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS Consideration of Resolution #2026-05 Resetting Budget Hearing

Ms. Hinz Philippi presented resolution #2026-05 resetting the budget hearing 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. Kutz seconded by Mr. Weimer with all in favor, Resolution #2026-05 resetting the Budget Hearing was approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

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

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-06 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 #2026-06 and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated every 3 to 5 years the Rules of Procedures are updated to coincide with any changes in the State Statutes. He then gave a brief summary of some of the recent changes to the Rules.

Ms. Hinz Philippi then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, Resolution #2026-06 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.

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On MOTION by Mr. Dinatali seconded by Mr. Wortman with all in favor, closing the Public Hearing was approved.

FIFTH 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. 5, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-07 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 #2026-07, 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.

On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, Resolution #2026-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-08 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2026-08 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. Kutz seconded by Mr. Wortman with all in favor, Resolution #2026-08 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.

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

SIXTH ORDER OF BUSINESS Consideration of Resolution #2026-09 Authorizing Actions to Implement Capital Improvement Plan

Ms. Hinz Philippi presented resolution #2026-09 authorizing actions to implement capital improvement plan included in the agenda and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated this was a standard resolution that is usually done with all their Districts, however, this item was never done for this particular District. He then gave a brief summary of the resolution at this time. Mr. Earlywine then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Dinatali with all in favor, Resolution #2026-09 authorizing actions to implement Capital Improvement Plan was approved.

SEVENTH ORDER OF BUSINESS Consideration of:

A. Resolution #2026-10 Landowner's Resolution

Ms. Hinz Philippi presented resolution #2026-10 the landowner's resolution and gave a brief explanation stating the landowners election would be the same date and location as the other Verano CDDs which would be on November 19, 2026 at 10:30 a.m.

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

Ms. Hinz Philippi then asked for any further comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, Resolution #2026-10 Landowner's Resolution for the Landowners Election on November 19, 2026 at 10:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

B. 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 and gave a brief

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

EIGHTH ORDER OF BUSINESS Ratification of Agreement for Preservation Enhancement and Coordination Services by and between Verano Center CDD with EW Consultants, Inc.

Ms. Hinz Philippi presented ratification of the agreement for preservation enhancement and coordination services by and between Verano Center CDD with EW Consultants, Inc. 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. Weimer seconded by Mr. Wortman with all in favor, ratifying the Agreement for Preservation Enhancement and Coordination Services by and between Verano Center CDD with EW Consultants, Inc. was approved.

NINTH 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.

C. 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.

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> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026 - *Everyone has filed*

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 their forms. She also reminded the Board to complete their annual ethics training by December 31, 2026.

4) Selection of the W. Executive Suites, LLC, 1860 SW Fountainview 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.

> On MOTION by Mr. Weimer seconded by Mr. Dinatali 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.

5) Final Approval of the FY2025-FY 2026 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. Weimer seconded by Mr. Kutz with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

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6) Consideration of the FY2026-FY 2027 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. Weimer seconded by Mr. Wortman with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

TENTH 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. Dinatali seconded by Mr. Wortman with all in favor, the check run summary and the unaudited financial were approved.

ELEVENTH 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. There were no comments at this time.

TWELFTH 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. Dinatali seconded by Mr. Kutz with all in favor, the Meeting was adjourned.

DocuSigned by: Andressa Hinz Philippi
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Secretary / Assistant Secretary

Signed by: Darren Weimer
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Chairman / Vice Chairman

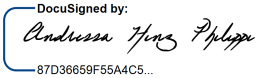
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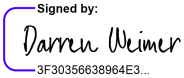
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Darren Weimer dweimer@kolter.com Secretary Security Level: Email, Account Authentication (None)	Signed by:  3F30356638964E3... Signature Adoption: Pre-selected Style Using IP Address: 167.248.239.50	Sent: 10/20/2026 8:41:43 AM Resent: 10/27/2026 10:24:19 AM Viewed: 10/27/2026 10:29:19 AM Signed: 10/27/2026 10:29:31 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	10/27/2026 10:29:19 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	10/27/2026 10:29:31 AM

Payment Events	Status	Timestamps