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MINUTES OF MEETING
VERANO #5
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of Verano #5 Community Development Districts was held on Thursday, October 30, 2025, at 8:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Josh Hoot	Chairman
Marshall Kutz	Vice Chairman
Shane Dinatali	Assistant Secretary
Joshua Wortman	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS Roll Call

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

Ms. Hinz Philippi stated she had received a resignation letter from Mr. Darren Weimer stating he wished to resign from Verano #4 and Verano #5 CDD Boards. She then asked for a motion to accept his resignation letter.

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, accepting the resignation letter from Mr. Darren Weimer to resign from Verano #4 and Verano #5 CDD Boards was approved.

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointment to Fill Unexpired Term(s) of Office(s) – Seat #4 (11/2028) and Seat #5 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

Ms. Hinz Philippi then asked the Board if there was anyone they wished to appoint to the unexpired term of office for seat #4 or seat #5.

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Mr. Hoot made a motion to appoint Shane Dinatali to one of the open seats on the Board, seat #5.

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, appointing Shane Dinatali to fill the unexpired term of office for seat #5 was approved.

Mr. Hoot made a motion to appoint Joshua Wortman to one of the open seats on the Board, seat #4.

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, appointing Joshua Wortman to fill the unexpired term of office for seat #4 was approved.

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

C. Election of Officers

Ms. Hinz Philippi moved to the election of 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.

Mr. Hoot made a motion for Marshall Kutz 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 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. Dinatali with all in favor, Election of officers, electing Josh Hoot as Chairman, Marshall Kutz as vice chairman, also adding Shane Dinatali and Joshua Wortman as assistant secretaries and keeping all other officers the same was approved.

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THIRD ORDER OF BUSINESS Approval of the 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.

FOURTH 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. Kutz with all in favor, Resolution #2026-01 designating Jere Earlywine of Kutak Rock, LLC as the District's Registered Agent was approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution #2026-02 Budget Amendment

Ms. Hinz Philippi presented Resolution #2026-02 the budget amendment 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. Kutz with all in favor, Resolution #2026-02 the Budget Amendment was approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution #2026-03 Authorizing an Amendment to the District's Boundaries

A. Boundary Amendment Funding Agreement (2025)

Mr. Earlywine presented Resolution #2026-03 authorizing an amendment to the District's boundaries and gave a brief explanation of this item. He then asked for any

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questions or comments, and upon hearing none, asked for a motion to approve the resolution and the boundary funding agreement for 2025.

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

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, Resolution #2026-03 authorizing an Amendment to the District's Boundaries and also the Boundary Amendment Funding Agreement (2025) was approved.

SEVENTH ORDER OF BUSINESS Approval of Cost Share Agreement (Commercial Parcel)

Mr. Earlywine presented the cost share agreement for the commercial parcel and gave a brief explanation stating the agreement was still being reviewed by developer's counsel so this would need to be approved in substantial final form. He then asked for any questions or comments, and upon hearing none, asked for a motion to approve the agreement in substantial final form.

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

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, the Cost Share Agreement (Commercial Parcel) in substantial final form was approved.

EIGHTH 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.

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NINTH 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. Dinatali 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.

TENTH 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 – 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.

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ELEVENTH ORDER OF BUSINESS Financial Reports

A. Check Run Summary

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, he asked for a motion to accept the financials.

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

TWELFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Phillip asked for any Supervisor's requests and upon hearing none, she asked for any audience comments and stated there was no audience present for any comments.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi asked if there was anything else 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:
Andressa Hinz Philippi
87D36659F55A4C5...
Secretary / Assistant Secretary

Signed by:
Josh Hoot
433A361F0A19438...
Chairman / Vice Chairman

Certificate Of Completion

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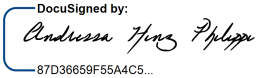
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by:  87D36659F55A4C5... Signature Adoption: Pre-selected Style Using IP Address: 12.124.137.86	Sent: 6/11/2026 6:47:10 AM Viewed: 6/11/2026 11:53:54 AM Signed: 6/11/2026 11:54:02 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	Sent: 6/11/2026 6:47:09 AM Viewed: 6/11/2026 7:15:33 AM Signed: 6/11/2026 7:16:28 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 6:47:10 AM
Certified Delivered	Security Checked	6/11/2026 7:15:33 AM
Signing Complete	Security Checked	6/11/2026 7:16:28 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	6/11/2026 11:54:02 AM

Payment Events	Status	Timestamps