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

Present and constituting a quorum were:

Josh Hoot	Chairman
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
Darrin Mossing	Governmental Management Services
Brandon Ulmer	Mills, Short & Associates (by phone)
Jere Earlywine	District Counsel
Kirsten Mood	Kutak Rock, LLP

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointment to Fill Unexpired Term(s) of Office(s) – Seat #2 (11/2026)

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

Ms. Hinz Philippi asked the Board if there was anyone they wished to appoint to the unexpired term of office for seat #2.

Mr. Hoot made a motion to appoint Darren Weimer to seat #2.

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, appointing Darren Weimer to fill the unexpired term of office for seat #2 was approved.

Ms. Hinz Philippi then administered the oath of office to Mr. Darren Weimer for seat #2 for Verano #5.

C. Election of Officers

Ms. Hinz Philippi moved to the election of officers, read the current slate of officers into the record and stated the Board could rearrange the slate if they wished electing a chairman, a vice chairman and then the remaining Board members would serve as assistant secretaries.

Mr. Hoot made a motion for Darren Weimer to serve as vice chairman, he would serve as chairman, and the remaining Board members could serve as assistant secretaries.

> On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, Election of officers, electing Josh Hoot as Chairman, Darren Weimer as vice chairman, and keeping all other officers the same was approved.

THIRD ORDER OF BUSINESS — Approval of the 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. Hoot seconded by Mr. Wortman with all in favor, the Minutes of the October 30, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS — Consideration of:

A. Resolution #2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi presented resolution #2026-05 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget. She 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.

(At this point there was a brief discussion among the Board members and Ms. Hinz Philippi relating to this item and the conservation on the south side of Crosstown Commons which was currently in Verano Center which would need to be transferred to Verano #5)

> On MOTION by Mr. Wortman seconded by Mr. Kutz with all in favor, Resolution #2026-05 approving the proposed Fiscal Year 2027 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.

B. Resolution #2026-06 Landowners Resolution

Ms. Hinz Philippi presented resolution #2026-06 landowner's resolution stating there were a few seats coming up for election, seat #1, Josh Hoot, seat #2, Darren Weimer 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. Ms. Hinz Philippi 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. Hoot with all in favor, Resolution #2026-06 the Landowners Election was approved.

C. Cost Share Agreement (Commercial Parcel) with PLS Land Investments, LLC

Mr. Earlywine presented the cost share agreement for the commercial parcel with PLS Land Investments and gave a brief explanation stating there was a small contribution towards the budget, and that was what the cost share agreement was designed to do continuing to mirror the same payment schedule reflected in the budget. He then asked for any questions or comments.

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

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, accepting the Cost Share Agreement (Commercial Parcel) with PLS Land Investments, LLC was approved.

FIFTH ORDER OF BUSINESS — Ratification of Agreement for Engineering Services with Mills, Short & Associates, LLC

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

SIXTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending in 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. Hoot seconded by Mr. Kutz with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SEVENTH 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 Rules were just done for Verano #5 and the intention of those 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. Hoot seconded by Mr. Dinatali 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, #3, and #4 would be separated out. Mr. Earlywine made a few additional comments relating to this item and also introduced Kirsten Mood to the Board members.

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 the Verano Center meeting)

C. Manager

1) Landscape Replacement Proposals – Freeze Damage Verano Parkway

Ms. Hinz Philippi presented the land replacement proposals for freeze damage to the Verano Parkway stating Mr. Hans and Mr. Ducci worked with Norman Landscaping to obtain the proposals for groundcover and plant replacement and also royal palms. She also stated one proposal was in the amount of $96,962.50 to replace all the damaged green island and clusias. The other proposal was for all the other damaged plantings and also the cleanup in the amount of $163,105 which would cover Verano #2, #3, #4 and #5 and the reason for this was that Verano #5 is the one that had the agreement with the Landscaping company.

Mr. Hans then made a few additional comments relating to this item and the discussion he had with Norman Landscaping stating this proposal would be to replace everything but with smaller plants ranging in the 3 gallon size to stay within the budget. He also stated he reached out to Greenland Landscaping and Florida Exotic to get some comparative pricing, however their unit price per plant came in much higher than Norman Landscaping.

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

Ms. Hinz Philippi then asked for a motion to approve the proposals.

On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, accepting the proposal from Norman Landscaping for green island and clusia groundcover replacements from freeze damage at Verano Parkway in the amount of $96,962.50 was approved.

On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, accepting the proposal from Norman Landscaping for all plant replacements and cleanup for Verano #2, #3, #4 and #5 from freeze damage at Verano Parkway in the amount of $163,105 was approved.

On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, authorizing a not to exceed amount of $7,875 per royal palm for any dead royal palms from the freeze damage at Verano Parkway was approved.

2) Number of Registered Voters in the District – 0

Ms. Hinz Philippi then announced the number of registered voters in the District as 0 and stated this was just for informational purposes only.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance of 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. Kutz with all in favor, the Check Run Summary and the Unaudited Financials were approved.

TENTH 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 there were no comments at this time.

ELEVENTH 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. 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

docusign

Certificate Of Completion

Envelope Id: 0B158B06-102B-8219-82C6-4B26B084587A
Status: Completed
Subject: Verano #5: Complete with Docusign: 4-23-26 Minutes.pdf, Resolution 2026-10.docx, Resolution 2026-06.
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Document Pages: 113	Signatures: 12	Envelope Originator:
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Signer Events

Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: Andressa Hinz Philippi 87D36659F55A4C5... Signature Adoption: Pre-selected Style Using IP Address: 96.250.50.134	Sent: 8/3/2026 1:09:18 PM Resent: 8/5/2026 5:44:18 AM Viewed: 8/5/2026 6:14:09 AM Signed: 8/5/2026 6:14:26 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Josh Hoot jhoot@kolter.com Chair Security Level: Email, Account Authentication (None)	Signed by: Josh Hoot 433A361F0A19438... Signature Adoption: Pre-selected Style Using IP Address: 167.248.239.50	Sent: 8/3/2026 1:09:17 PM Viewed: 8/3/2026 1:59:28 PM Signed: 8/3/2026 1:59:42 PM

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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
Envelope Sent	Hashed/Encrypted	8/3/2026 1:09:18 PM
Certified Delivered	Security Checked	8/3/2026 1:59:28 PM
Signing Complete	Security Checked	8/3/2026 1:59:42 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	8/5/2026 6:14:26 AM

Payment Events	Status	Timestamps