

**MINUTES OF MEETING
VERANO #4
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Verano #4 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
Marshall Kutz
Shane Dinatali
Joshua Wortman

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Jere Earlywine

District Manager
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 #4.

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. Kutz made a motion for Josh Hoot 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.
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FIFTH ORDER OF BUSINESS

Ratification of:

- A. Agreement for Landscape Services with Astor Creek Club, LLC**
- B. Addendum to Auditor Engagement Letter**
- C. Agreement for Services by and Between Verano #4 Community Development District and South Florida Landworks, LLC**
- D. Retention and Fee Agreement with Kutak Rock, LLP**

Ms. Hinz Philippi presented items A through D listed above for ratification and stated 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 items A through D.

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On MOTION by Mr. Dinatali seconded by Mr. Hoot with all in favor, ratifying items A through D listed above was approved.

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. 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.

SEVENTH 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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EIGHTH 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. Dinatali with all in favor, the Check Run Summary and the Unaudited Financials were approved.

NINTH 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.

TENTH 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

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Secretary / Assistant Secretary

Signed by:

Shane Dinatali

F39F5E4EDDA24D...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: C1E35E09-A34C-855A-80B6-BA186BF24D24
 Subject: Verano #4: Complete with Docusign: 10-30-25 Minutes.pdf, Resolution 2026-02.docx
 Source Envelope:
 Document Pages: 6
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

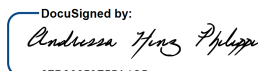
Record Tracking

Status: Original
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 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

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:ed60:955a:bc10:971d:ff01

Timestamp

Sent: 6/10/2026 1:47:50 PM
 Viewed: 6/10/2026 1:55:11 PM
 Signed: 6/10/2026 1:55:20 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Shane Dinatali
 sdinatali@kolterhomes.com
 Security Level: Email, Account Authentication (None)

Signed by:

 F39F5E4EDDA24D0...
 Signature Adoption: Pre-selected Style
 Using IP Address: 167.248.210.42

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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
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	6/11/2026 11:02:59 AM
Payment Events	Status	Timestamps