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

Present and constituting a quorum were:

Shane Dinatali	Chairman
Josh Hoot	Vice Chairman
Darren Weimer	Assistant Secretary
Marshall Kutz	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. Dinatali 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 #4.

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 Shane Dinatali to serve as chairman, then he would remain vice chairman and the remaining Board members could serve as assistant secretaries.

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, Election of officers, electing Shane Dinatali as Chairman, and adding Darren Weimer as an assistant secretary 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. Dinatali 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 #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi presented resolution #2026-02 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.

> On MOTION by Mr. Dinatali seconded by Mr. Hoot with all in favor, Resolution #2026-02 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 #2026-03 Landowners Election

Ms. Hinz Philippi presented resolution #2026-03 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. Hoot seconded by Mr. Kutz with all in favor, Resolution #2026-03 the Landowners Election was approved.

FIFTH ORDER OF BUSINESS Ratification of:

A. Agreement for Engineering Services with Mills, Short & Associates, LLC
B. Ratification of Acquisition of Pod G – Plat No. 7 (South) Improvements

Ms. Hinz Philippi presented the ratification the agreement for engineering services with Mills, Short & Associates and also the ratification of the acquisition of Pod G – Plat No. 7 (South) Improvements 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 a motion to ratify both.

> On MOTION by Mr. Dinatali seconded by Mr. Kutz with all in favor, ratifying both items A and B listed above 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. Wortman 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 #4 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. Weimer 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 – Number of Registered Voters in the District - 218

Ms. Hinz Philippi announced the number of registered voters in the District as 218 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, 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 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 additional comments.

Mr. Weimer made a few comments relating Astro Creek's 20 lakes that were platted and dedicated to the CDD, and stated they would need to request an easement for the remaining 2 lakes which he would work on to provide the District the right to release them from liability from Astor Creek for those remaining 2 lakes.

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. Kutz with all in favor, the meeting was adjourned.

DocuSigned by:
Andressa Hinz Philippi
87D36659F55A4C5...
Secretary / Assistant Secretary

Signed by:
Shane Dinatali
F39F5E4EDDA24D0...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 6DB89268-901D-883E-80A5-164F92A409E3 Status: Completed

Subject: Verano #4: Complete with Docusign: 4-23-26 Minutes.pdf, Resolution 2026-05.pdf, Resolution 2026-03.

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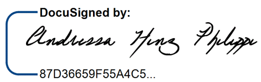
Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 96.250.50.134	Sent: 8/3/2026 1:01:10 PM Viewed: 8/3/2026 1:21:02 PM Signed: 8/3/2026 1:21:21 PM

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Shane Dinatali sdinatali@kolterhomes.com Chairman Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 167.248.210.42	Sent: 8/3/2026 1:01:09 PM Viewed: 8/3/2026 1:25:03 PM Signed: 8/3/2026 1:27:06 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	8/3/2026 1:01:10 PM
Certified Delivered	Security Checked	8/3/2026 1:25:03 PM
Signing Complete	Security Checked	8/3/2026 1:27:06 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	8/3/2026 1:27:06 PM

Payment Events	Status	Timestamps