Docusign Envelope ID: 9BFF1F34-DC05-8318-8361-212B3741F0E0

MINUTES OF MEETING
VERANO #4
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Verano #4 Community Development District was held on Thursday, July 16, 2026, at 1:00 p.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
Jere Earlywine	District Counsel

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 Resolution #2026-03 Landowners Election

Ms. Hinz Philippi presented resolution #2026-03, landowners election 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 #2026-03 Landowners Election was approved.

Docusign Envelope ID: 9BFF1F34-DC05-8318-8361-212B3741F0E0

THIRD ORDER OF BUSINESS Approval of the 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. Kutz seconded by Mr. Dinatali with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

FOURTH 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. 4, 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. Wortman with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Hinz Philippi moved to public comment and discussion and stated there was no public in attendance for any comments. She then moved to resolution #2026-04, the annual appropriation resolution and gave a brief explanation of this item. 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 #2026-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Valorem Assessments

Ms. Hinz Philippi presented Resolution #2026-05 levy of Non Ad Valorem Assessments and gave a brief explanation of this item. She then asked for any

Docusign Envelope ID: 9BFF1F34-DC05-8318-8361-212B3741F0E0

comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Hoot seconded by Mr. Wortman with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments was approved.

E. Consideration of Deficit Funding Agreement

Ms. Hinz Philippi presented the deficit funding agreement.

Mr. Earlywine gave a brief explanation of this item and asked for any comments or questions. Upon hearing none, he asked for a motion to approve the agreement.

> On MOTION by Mr. Weimer seconded by Mr. Hoot with all in favor, accepting the Deficit Funding Agreement was approved.

F. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 5, public hearing to adopt the rules and asked for a motion to open the public hearing.

> On MOTION by Mr. Hoot seconded by Mr. Dinatali 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 moved to public comment and discussion and again stated there was no public in attendance for any comments. Ms. Hinz Philippi then moved on to resolution #2026-06 and gave a brief explanation of this item.

Docusign Envelope ID: 9BFF1F34-DC05-8318-8361-212B3741F0E0

Mr. Earlywine stated this was just updating some technical changes in 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.

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

SIXTH ORDER OF BUSINESS — Consideration of Resolution #2026-07 Authorizing Actions to Implement Capital Improvement Plan

Ms. Hinz Philippi presented resolution #2026-07 authorizing actions to implement capital improvement plan and indicated this item was included in the agenda on page 118.

Mr. Earlywine then stated this resolution was usually adopted when first establishing the CDD; however, it doesn't always make it back to the CDD Board for approval, so this was being presented for approval at this time for execution. Mr. Earlywine then asked for any comments or questions, and upon hearing none, he asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Hoot with all in favor, Resolution #2026-07 authorizing actions to implement capital improvement plan was approved.

Docusign Envelope ID: 9BFF1F34-DC05-8318-8361-212B3741F0E0

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

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.

> On MOTION by Mr. Kutz seconded by Mr. Wortman with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form 1 Financial Disclosure Due July 2, 2026

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 except for Darren Weimer and Joshua Wortman. Mr. Weimer and Mr. Wortman indicted they would submit their forms. Ms. Hinz Phillippi also reminded the Board to complete their annual ethics training by December 31, 2026.

EIGHTH 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. Hoot seconded by Mr. Dinatali with all in favor, the Check Run Summary and the Unaudited Financials were approved.

Docusign Envelope ID: 9BFF1F34-DC05-8318-8361-212B3741F0E0

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests and stated there was no audience in attendance for any comments. There were no Supervisor's comments at this time.

TENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi stated if there was nothing else to discuss, she would ask 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:
Shane Dinatali
F39F5E4EDDA24D0...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 9BFF1F34-DC05-8318-8361-212B3741F0E0 Status: Completed

Subject: Verano #4: Complete with Docusign: 7-16-26 Minutes.pdf, Engagement Letter.pdf, Final 2025-2026 Perfo

Source Envelope:

Document Pages: 23 Signatures: 9 Envelope Originator:

Certificate Pages: 2 Initials: 0 Ellen Acosta

AutoNav: Enabled 1001 Bradford Way

EnvelopeId Stamping: Enabled Kingston, TN 37763

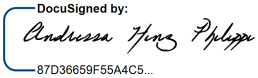
Time Zone: (UTC-08:00) Pacific Time (US & Canada) eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original Holder: Ellen Acosta Location: DocuSign

10/20/2026 8:15:17 AM eacosta@gmssf.com

Signer Events	Signature	Timestamp
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: 2601:58b:c00:2bc9:a1f1:c99a:b05:6bec	Sent: 10/20/2026 8:20:03 AM Viewed: 10/20/2026 9:00:47 AM Signed: 10/20/2026 9:01:04 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Shane Dinatali sdinatali@kolterhomes.com Chairman Security Level: Email, Account Authentication (None)	Signed by:  F39F5E4EDDA24D0... Signature Adoption: Pre-selected Style Using IP Address: 167.248.210.42	Sent: 10/20/2026 8:20:01 AM Viewed: 10/20/2026 10:23:17 AM Signed: 10/20/2026 10:23:27 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	10/20/2026 8:20:03 AM
Certified Delivered	Security Checked	10/20/2026 10:23:17 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	10/20/2026 10:23:27 AM
Completed	Security Checked	10/20/2026 10:23:27 AM

Payment Events	Status	Timestamps