

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

November 7, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Toscana Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0100•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 31, 2022

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Regular Meeting on November 7, 2022 at 10:00 a.m, at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion/Consideration: Meeting Duration **[1 hour]**
3. Public Comments **[10 minutes]**

CONSENT AGENDA ITEMS [2 minutes]

4. Ratification of Proposals/Agreements/Invoices
5. Acceptance of Unaudited Financial Statements as of September 30, 2022
6. Approval of August 24, 2022 Public Hearing and Regular Meeting Minutes

BUSINESS ITEM(S)

7. Consider Appointment of Qualified Electors to Fill Unexpired Terms of Seats 2 and 4;
Terms Expire November 2024 [4 minutes]
 - Candidates
 - A. James K. Collins
 - B. Suzanne J. Doyle
 - C. Michael Traczuk
8. Administration of Oath of Office to Newly Appointed Supervisors *(the following to be provided in a separate package) [4 minutes]*

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
9. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date **[4 minutes]**
 10. Consideration of Resolution 2023-02 Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date **[3 minutes]**
 11. Continued Discussion: Policy Regarding Parking and Towing **[3 minutes]**
 12. Consideration of Resolution 2023-03, Adopting the Engineer’s Certificate of Completion for the Series 2014 Project; Declaring the Series 2014 Project Complete; Finalizing the Series 2014 Assessments; and Addressing Severability, Conflicts and an Effective Date **[3 minutes]**
 13. Consideration of Resolution 2023-04, Adopting the Engineer’s Certificate of Completion for the Series 2018 Project; Declaring the Series 2018 Project Complete; Finalizing the Series 2018 Assessments; and Addressing Severability, Conflicts and an Effective Date **[3 minutes]**
 14. Consideration of Juniper Landscaping of Florida, LLC, Fifth Addendum to Contract **[5 minutes]**
 15. STAFF REPORTS **[4 minutes]**
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. FEMA

II. NEXT MEETING DATE: December 7, 2022 at 10:00 A.M.

o QUORUM CHECK

Seat 1	William Contardo	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Seat 2		<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Seat 3	Scott Blaser	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Seat 4		<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Seat 5	Brian Watson	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

16. Board Members' Comments/Requests **[2 minutes]**

17. Public Comments **[13 minutes]**

18. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

Cindy Cerbone
 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT
AGENDA**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2022**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Capital Projects Fund Series 2014	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 38,295	\$ -	\$ -	\$ -	\$ -	\$ 38,295
Investments						
Reserve	-	710,363	801,431	-	-	1,511,794
Prepayment	-	117	677	-	-	794
Revenue	-	626,952	702,051	-	-	1,329,003
Construction	-	-	-	1	159	160
Prepaid expense	7,821	-	-	-	-	7,821
Total assets	<u>\$ 46,116</u>	<u>\$1,337,432</u>	<u>\$1,504,159</u>	<u>\$ 1</u>	<u>\$ 159</u>	<u>\$ 2,887,867</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 2,175	\$ -	\$ -	\$ -	\$ -	\$ 2,175
Contracts payable	-	-	-	-	50,058	50,058
Developer advance	-	-	-	-	18,887	18,887
Total liabilities	<u>2,175</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>68,945</u>	<u>71,120</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,337,432	1,504,159	-	-	2,841,591
Capital projects	-	-	-	1	(68,786)	(68,785)
Assigned						
Three months working capital	36,648	-	-	-	-	36,648
Unassigned	7,293	-	-	-	-	7,293
Total fund balances	<u>43,941</u>	<u>1,337,432</u>	<u>1,504,159</u>	<u>1</u>	<u>(68,786)</u>	<u>2,816,747</u>
Total liabilities and fund balances	<u>\$ 46,116</u>	<u>\$1,337,432</u>	<u>\$1,504,159</u>	<u>\$ 1</u>	<u>\$ 159</u>	<u>\$ 2,887,867</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 107,016	\$ 106,283	101%
Assessment levy: off-roll	-	47,143	47,143	100%
Interest and miscellaneous	1	23	-	N/A
Total revenues	<u>1</u>	<u>154,182</u>	<u>153,426</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	1,507	5,168	29%
Management/accounting/recording	3,643	43,721	43,721	100%
Debt service fund accounting	644	7,725	7,725	100%
Legal	2,837	22,719	36,000	63%
Engineering	-	-	1,000	0%
Engineering - stormwater reporting	0	10,000	-	N/A
Audit	-	4,000	4,400	91%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	2,000	2,000	100%
Trustee	0	10,236	10,236	100%
Telephone	17	200	200	100%
Postage	10	135	500	27%
Printing & binding	42	500	500	100%
Legal advertising	231	611	1,200	51%
Annual special district fee	-	175	175	100%
Insurance	-	7,246	7,275	100%
Contingencies/bank charges	22	1,584	3,000	53%
Website	705	705	705	100%
ADA website compliance	0	210	210	100%
Total professional & administrative	<u>8,318</u>	<u>113,274</u>	<u>124,765</u>	91%
Other fees & charges				
Tax collector	-	1,597	1,661	96%
Total other fees & charges	<u>-</u>	<u>1,597</u>	<u>1,661</u>	96%
Total expenditures	<u>8,318</u>	<u>114,871</u>	<u>126,426</u>	91%
Excess/(deficiency) of revenues over/(under) expenditures	(8,317)	39,311	27,000	
Fund balances - beginning	52,258	4,630	12,718	
Assigned				
Three months working capital	36,648	36,648	36,648	
Unassigned	7,293	7,293	3,070	
Fund balances - ending	<u>\$ 43,941</u>	<u>\$ 43,941</u>	<u>\$ 39,718</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 790,981	\$ 785,537	101%
Interest	1,913	4,252	-	N/A
Total revenues	<u>1,913</u>	<u>795,233</u>	<u>785,537</u>	101%
EXPENDITURES				
Debt service				
Principal	-	180,000	180,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	568,356	568,500	100%
Tax collector	-	11,807	12,274	96%
Total expenditures	<u>-</u>	<u>765,163</u>	<u>760,774</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	1,913	30,070	24,763	
Fund balances - beginning	<u>1,335,519</u>	<u>1,307,362</u>	<u>1,304,429</u>	
Fund balances - ending	<u><u>\$ 1,337,432</u></u>	<u><u>\$ 1,337,432</u></u>	<u><u>\$ 1,329,192</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 503,284	\$ 499,823	101%
Assessment levy: off-roll	-	578,021	578,021	100%
Assessment prepayments	-	5,139	-	N/A
Interest	2,498	6,630	-	N/A
Total revenues	<u>2,498</u>	<u>1,093,074</u>	<u>1,077,844</u>	101%
EXPENDITURES				
Principal	-	220,000	220,000	100%
Principal prepayment	-	65,000	55,000	118%
Interest	-	819,900	819,766	100%
Tax collector	-	7,512	7,810	96%
Total expenditures	<u>-</u>	<u>1,112,412</u>	<u>1,102,576</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	2,498	(19,338)	(24,732)	
Fund balances - beginning	<u>1,501,661</u>	<u>1,523,497</u>	<u>1,520,020</u>	
Fund balances - ending	<u>\$ 1,504,159</u>	<u>\$ 1,504,159</u>	<u>\$ 1,495,288</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	1	1
Fund balances - ending	\$ 1	\$ 1

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ -	\$ 9,613
Misc. income	-	14,455
Interest	10	76
Total revenues	<u>10</u>	<u>24,144</u>
EXPENDITURES		
Capital outlay	<u>50,058</u>	<u>1,207,666</u>
Total expenditures	<u>50,058</u>	<u>1,207,666</u>
Excess/(deficiency) of revenues over/(under) expenditures	(50,048)	(1,183,522)
Fund balances - beginning	<u>(18,738)</u>	<u>1,114,736</u>
Fund balances - ending	<u>\$ (68,786)</u>	<u>\$ (68,786)</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Toscana Isles Community Development District held a Public Hearing and Regular Meeting on August 24, 2022, at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

Present were:

Alex Hays	Chair
Brian Watson	Vice Chair
Daniel Peshkin	Assistant Secretary

Also present were:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts	District Counsel
Michael Traczuk	Resident
Robert Raimondo	Resident
Tom Hart	Resident
Scott Blaser	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:00 a.m. Supervisors Hays, Peshkin and Watson were present, in person. Supervisor Sweater was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

**Discussion/Consideration: Meeting
Duration [2 hours]**

Ms. Sanchez stated that the meeting was anticipated to last no longer than one hour. The Board agreed that one hour was sufficient.

Ms. Sanchez explained the public comments process, whereby residents will have two opportunities during the meeting to make comments.

39 **THIRD ORDER OF BUSINESS** **Public Comments [10 minutes]**

40
41 There were no public comments.

42
43 **CONSENT AGENDA ITEMS [2 minutes]**

44 Ms. Sanchez presented the following Consent Agenda Items:

45
46 **FOURTH ORDER OF BUSINESS** **Ratification of Proposals/Agreements/**
47 **Invoices:**

- 48
- 49 **A. Martin Sewer Testing, Inc., Estimate #178 for CCTV Agreement - Phases 5 & 6**
- 50 **B. DeJonge Excavating Contractors, Inc., Estimate #022506 for Jet-Vac Clean Live Sewer**
- 51 **Lines**
- 52 **C. USSI, LLC, Estimate #1844 to Perform Smoke Testing**
- 53 **D. JSM Property Services, LLC, for Standby Cleaning**

54
55 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
56 **Statements as of July 31, 2022**

57
58
59 **SIXTH ORDER OF BUSINESS** **Approval of May 25, 2022 Regular Meeting**
60 **Minutes**

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63 **On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the**
64 **Consent Agenda Items in the Fourth, Fifth and Sixth Orders of Business, were**
65 **approved and/or ratified and/or accepted.**

66
67
68 **BUSINESS ITEMS**

69 **SEVENTH ORDER OF BUSINESS** **Acceptance of Resignation of Jeffrey**
70 **Sweater, SEAT 2**

71
72 Ms. Sanchez presented the resignation of Mr. Jeffrey Sweater from Seat 2.

73

74 **On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the**
 75 **resignation of Mr. Jeffrey Sweater from Seat 2, was accepted.**

76
77

78 **EIGHTH ORDER OF BUSINESS**

Consider Appointment of Qualified Electors to Fill Unexpired Terms of Seats 2 and 4; Terms Expire November 2024 [4 minutes]

82

83 • **Candidates**

84 **A. Scott J. Blaser**

85 **B. James K. Collins**

86 **C. William Contardo**

87 **D. Suzanne J. Doyle**

88 **E. Michael Traczuk**

89 Ms. Sanchez stated Seats 1 and 3, currently held by Supervisors Peshkin and Hays,
 90 respectively, will be up for election in the November 2022 General Election. Mr. William
 91 Contardo qualified and was unopposed for Seat 1. Scott J. Blaser and Suzanne J. Doyal qualified
 92 to run for Seat 3.

93 Discussion ensued regarding whether to fill the unexpired terms of vacant Seats 2 and 4.

94 This item was deferred.

95

96 **NINTH ORDER OF BUSINESS**

Administration of Oath of Office to Newly Appointed Supervisors (*the following to be provided in a separate package*) [4 minutes]

100

101 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

102 **B. Membership, Obligations and Responsibilities**

103 **C. Financial Disclosure Forms**

104 **I. Form 1: Statement of Financial Interests**

105 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

106 **III. Form 1F: Final Statement of Financial Interests**

107 **D. Form 8B – Memorandum of Voting Conflict**

108 This item was deferred.

109

110 **TENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-04, Designating Certain Officers of the District, and Providing for an Effective Date [4 minutes]

111

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113

114

115 This item was deferred.

116

117 **ELEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date [3 minutes]

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124 Ms. Sanchez presented Resolution 2022-06. She recalled this item was deferred at the
125 May meeting so the incoming Board Members can have input.

126 Resolution 2022-06 was deferred to the next meeting.

127 Ms. Sanchez recommended scheduling at least two meetings now, as a safeguard, until
128 the Fiscal Year 2023 Meeting Schedule is adopted.

129

On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, scheduling Regular Meetings on November 7, 2022 and December 7, 2022 at 10:00 a.m., was approved.

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135 **TWELFTH ORDER OF BUSINESS**

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by McDirmit Davis [3 minutes]

136

137

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140 Ms. Sanchez presented the Audited Annual Financial Report for the Fiscal Year Ended
141 September 30, 2021. There were no findings, irregularities or instances of noncompliance; it
142 was an unmodified opinion, otherwise known as a clean audit.

143

144 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-07,**
 145 **Hereby Accepting the Audited Financial**
 146 **Report for the Fiscal Year Ended**
 147 **September 30, 2021 [3 minutes]**
 148

149 Ms. Sanchez presented Resolution 2022-07.
 150

151 **On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor,**
 152 **Resolution 2022-07, Hereby Accepting the Audited Financial Report for the**
 153 **Fiscal Year Ended September 30, 2021, was adopted.**

154
 155
 156 **FOURTEENTH ORDER OF BUSINESS** **Public Hearing to Consider the Adoption of**
 157 **the Fiscal Year 2022/2023 Budget [4**
 158 **minutes]**
 159

160 **A. Proof/Affidavit of Publication**

161 The proof of publication was included for informational purposes.

162 **B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and**
 163 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
 164 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
 165 **Date**

166 Ms. Sanchez presented Resolution 2022-08. She reviewed the proposed Fiscal Year 2023
 167 budget, which was unchanged since last presented. Assessments will not increase.
 168

169 **On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the**
 170 **Public Hearing was opened.**

171
 172
 173 No members of the public spoke.
 174

175 **On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the**
 176 **Public Hearing was closed.**
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On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date [3 minutes]

Ms. Sanchez presented Resolution 2022-09.

On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTEENTH ORDER OF BUSINESS

Continued Discussion: Policy Regarding Parking and Towing [3 minutes]

Ms. Sanchez stated, in the past a resident Board Member was the point person for this subject but, currently, no residents serve on the Board.

This item was tabled to the next meeting.

SEVENTEENTH ORDER OF BUSINESS

Ratification of 20-Year Stormwater Management Needs Analysis Report [3 minutes]

218 Ms. Sanchez presented the 20-Year Stormwater Management Needs Analysis Report,
219 which the District Engineer submitted to the County by the due date.

220

221 **On MOTION by Mr. Peshkin and seconded by Mr. Hays, with all in favor, the**
222 **20-Year Stormwater Management Needs Analysis Report, was ratified.**

223

224

225 **EIGHTEENTH ORDER OF BUSINESS**

Staff Reports [4 minutes]

226

227 **A. District Counsel: *Straley Robin Vericker***

228 There was no report.

229 **B. District Engineer: *AM Engineering, LLC***

230 There was no report.

231 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

232 **I. 848 Registered Voters in District as of April 15, 2022**

233 **II. NEXT MEETING DATE: September 28, 2022 at 10:00 A.M.**

234 **o QUORUM CHECK**

235 The next meeting would be held on September 28, 2022, unless canceled.

236

237 **NINETEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests [2
minutes]**

238

239

240 There were no Board Members' comments or requests.

241

242 **TWENTIETH ORDER OF BUSINESS**

Public Comments [8 minutes]

243

244 No members of the public spoke.

245

246 **TWENTY-FIRST ORDER OF BUSINESS**

Adjournment

247

248 There being nothing further to discuss, the meeting adjourned.

249

250 **On MOTION by Mr. Watkins and seconded by Mr. Peshkin, with all in favor, the**
251 **meeting adjourned at 10:11 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7A

From: James Collins <jimbocollins6@gmail.com>
Sent: Sunday, May 8, 2022 4:12 PM
To: Cindy Cerbone <cerbonec@whhassociates.com>
Subject: Open CDD seat

Hello Cindy,

I would like to apply for the open CDD seat and have attached my professional resume.

In addition, I was the Treasurer of my condominium development for almost 30 years. This consisted of 129 units and an annual budget of \$800,000. In my role I was involved in numerous capital projects including roof replacements, road maintenance and replacement of the siding of the 19 buildings of the condominium.

Since moving to Toscana Isles, I was on the resident advisory board. Also, for two years I was the Treasurer of the Activities Committee including organizing and being involved in most of the activities that were planned.

I have been present at a number of the CDD meetings and worked with you to gain a greater understanding of the CDD. If appointed, I feel I could seamlessly step into the open board seat and be a productive Board member.

Please let me know if you have any questions.

My cell phone is 917.837.8698.

Very truly yours,

Jim Collins

James K. Collins
39 D Heritage Drive New City, NY 10956• (917) 837-8698•
CollinsJames495@ymail.com

AREAS OF EXPERTISE

- Team building
- Exceptional communication skills
- Budgeting and Analysis competency
- Leadership ability
- Project management

Comprehensive Development, Inc
New York City, NY

2014-March 2015

- Director of Finance for \$ 4 million organization with 40 employees. Not-For-Profit Organization that supplements educational programs for at-risk students in the New York City Public School
- Prepares monthly financial reports, processes payroll and maintains Agency accounting system
- Manages a series of grants with New York City Department of Education as well as numerous private foundations
- Functions as the Director of Human Resources for the Agency

Business Manager
New City Library, New City NY

2013-March 2014

- Business Manager for the New City Library, a 60 employee (37 FTE) Not-For-Profit Corporation with a \$ 5million annual budget.
- On-going meetings with the Board of Trustees regarding operating and policy issues regarding the daily functioning of the Library.
- * Responsible for budget development and monitoring including issuing monthly Budgets to department heads and the Board of Trustees.
- * Responsible for all purchasing, vouchering and payroll issues. Also functions as The Personnel Director handling all employee grievances & negotiations with the union.
- * Managed the physical plant and grounds including a variety of service contracts;

Executive Director

Murray-Weigel Hall, Bronx NY**2008- 2012**

- Served as the Executive Director of Murray-Weigel Hall, a healthcare facility for older retired Jesuits.
- Provided overall direction and leadership for the staff and residents of Murray-Weigel Hall.
- Restructured and outsourced the food delivery program resulting in better quality food and annual savings of \$ 500,000.
- Developed and implemented (with the assistance of an outside accounting firm) fiscal procedures and controls to ensure that accountability is built into the process. During my tenure, the operating budget was reduced by 50%.
- Managed the implementation of a PACE (Program for All Inclusive Care of the Elderly) program at Murray-Weigel. This is a managed care program that shifts the financial costs for the medical care of our residents from the facility to the vendor with annual savings of \$ 1.5 million. The residents were enrolled in Medicaid and with Medicare, the PACE program expenses for staff and medical care were transferred from the facility to Medicaid/Medicare.
- On-site supervisor of \$ 4 million dollar facility renovation to increase the census of the facility by 25%.
- Functioned as the Human Resources Director: negotiated labor contract, approved all personnel transactions (hiring, separation, and discipline of staff), developed Personnel policies and procedures for the facility as well as a performance evaluation program for all staff, and negotiated the layoff of staff due to contracted new healthcare program..
- Served as the IT Coordinator for the facility.

**Deputy Director and Chief Financial Officer
Manhattan Psychiatric Center, Ward's Island, NY****1998- 2008**

- Served as the Chief Financial Officer for the Psychiatric Center (with 600 residents and 1,000 staff) and was responsible for adjusting spending allocations for facility's subunits based on the State funding for the facility budget. The facility had a \$ 30 million personnel services budget and an \$ 8 million non personnel services budget. Departments received monthly reports detailing expenses and Facility Cabinet members were accountable for helping to resolve excess spending.
- Identified facility wide problems as part of Performance Improvement Council and developed plan of correction for concerns cited by JACHO.
- Served on Executive Cabinet: the Facility-Wide Directors Council.
- Identified systemic problem areas and developed protocol that greatly improved accountability and quality of care in various support departments including The Business Office, Safety and Security, Maintenance, Storeroom, Housekeeping and Nutrition. Worked with the department leadership of large support departments to ensure that standards were communicated to departmental employees and consumers. Housekeeping consisted of 50 employees and 15 patient workers and Nutrition consisted of 60 employees and 20 patient workers.
- Served as chief liaison for the development of resident debit card program which removed cash from our residents and thus reduced the volume of contraband.

- Supervised the Human Resources Department including Employee Relations and Recruitment

Business Officer

Kirby Forensic Psychiatric Center, Ward's Island, NY

1989- 1998

- Served as the Business Officer for a secure facility for 150 psychiatric criminally involved residents.
- Developed and monitored unit budgets for all departments; supervised Business Office staff (10 employees) to ensure that purchasing, vouchering, and payroll activities were completed timely and accurately. Facility had a \$ 3 million non personnel services budget.
- Responsible for developing and monitoring facility budget and ensuring that relevant financial data was presented to the Executive Director and Cabinet.
- Developed and monitored contracts for major services: telecommunications, extermination, and power plant maintenance.
- Communicated with support department supervisors to ensure that the contracts meet facility needs.

Assistant Business Officer

NYS Office for People with Disabilities

1978-1989

- Work in two facilities (including Letchworth Village) serving the developmentally disabled.
- Managed a full range of support services including housekeeping, maintenance, security, nutrition, and transportation (which included a comprehensive vehicle maintenance program).
- Served as the administrative liaison for all support services establishing the first residential units at a new facility (Bronx Developmental Center).
- Assisted in developing, implementing and monitoring medical contracts for speech, rehabilitation services and medical services.
- Helped to implement a patient worker program in support departments in which residents were able to develop work skills and earn a salary and independence.
- Contract manager for three year \$ 1 million Federal Grant: prepared budget, filed reports and ensured that facility grant operated within Federal guidelines.
- Assisted in facility preparation and response to various Federal, State and City surveys:

EDUCATION

- **John Jay College: Masters of Public Administration**
- **Lehman College: Bachelor of Arts: Psychology**
- **New York State Nursing Home Administrator License Number 05201**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7B

June 22, 2022

Cindy Cerbone
Jamie Sanchez
Wrathell, Hunt and Assoc. LLC

RE: My Attached Resume

Dear Cindy and Jamie:

Thank you for having conversations with me regarding questions I have had regarding The CDD board and functions that I have inquired about last year and this year as well. As you know I decided to run for a position on the board and submitted the proper paperwork through the Supervisor of Elections.

After thinking about your question asking if I might want to be the fill-in person, my answer is YES . If chosen, I will give it my all and eager to learn the responsibilities of the position.

Best regards,

Sue Doyle

SUZANNE J. DOYLE
364 Maraviya Boulevard
Nokomis FL
Email: doylsu45@gmail.com
Phone: 860 307-7335

A little bit about my background.....

I grew up in Litchfield CT since 1957 and graduated from Litchfield High School and attended Dean Junior College majoring in Executive Secretarial. I was quickly put into the senior class as my training in high school was excellent. However, at mid-year I knew I was wasting my mother's hard earned money and left. I quickly found a job as executive secretary to the Manager of Marketing in a major national company.

Once married with two children my husband urged me to get into real estate so I could be home with our children. At age 27 I started working for a local family owned real estate company and four years later was listing and selling more than the owners and decided to start my own company. After owning and managing my company for 34 years I sold it to Coldwell Banker Corporate in 2006. I now have my CT Brokers license with Sotheby's and just do referrals.

During my real estate career of 50+ years, I learned a lot about creating subdivisions, participated in helping my clients go through the process of P&Z planning. No sewer and city water where I lived so I am knowledgeable on septic and wells! I mainly sold residential and land but also sold some commercial properties.

Until my husband's death in 2019 we owned many properties in Florida and CT. We spent a lot of time over twelve years in our second homes here in Osprey and Nokomis and also owned a condo in CT with an HOA that I helped work on to get a management company to take over. In December of 2019 I purchased in Toscana Isles and bought the Emerald model home that my husband loved. The developer and his land planners did a wonderful job creating a beautiful setting at Toscana with great curb appeal.

Some Boards and Committees I served on...

First woman to be on the Litchfield Borough Board of Warden and Burgesses in my 30's. One of the first two women to serve on the Board of Directors of Litchfield Bancorp for almost 20 years and then stepped back and stayed on as a Corporator. Served on the Litchfield County Board of Realtors Grievance Committee for at least ten years. Received the prestigious award a few years ago of Realtor Emeritus. I served as chairman of the March of Dimes fund raiser and the Jr. Women's startup of the club still now in existence. Locally here worked with Child Service Protection Agency as a volunteer.

Page Two

If you will consider me for a fill in for November, I would give it my all and hope I can live up to the job.

Best regards,

Sue Doyle

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7C

From: mtracy@pa-max.com <mtracy@pa-max.com>
Sent: Tuesday, May 17, 2022 1:01 PM
To: Cindy Cerbone <cerbonec@whhassociates.com>
Cc: MTRACY@PA-MAX.COM
Subject: CDD Board

Ms. Cerbone,

I was advised that there is an opening on the Board of Directors. I wish to have you consider me for the position.

I do not have a resume because I am retired and I did own a few businesses and there was no need for a resume.

I am presently 73 years of age and I live in Toscana Isles.

I am still licensed as a public adjuster and still have a company under "Public Adjusters Maximum".

I had to partially close the business in 2019 when I was diagnosed with Lymphoma. I am presently in remission. Unfortunately, the doctors indicate that it is not curable but containable. At the time of partially closing, I had a staff of 6 people working. Most of them had either opened a business on their own or found other employment since leaving. I went out of my way to make sure everyone was not left high and dry.

Prior to opening Public Adjusters Maximum, I owned ABC Public Adjusters, located in Philadelphia Pa. We had 33 employees and we were in business over 30 years. I sold the business and moved permanently to Florida.

I also was involved in numerous Associations as a board member and at one time, served as President of Mid Atlantic Public Insurance Adjusters.

I believe I am very fair minded and listen to all sides, before making a decision. Hopefully you would consider me for the position and I am very open to a meeting to discuss.

Thank You for your time.

Michael Traczuk
401 Maraviya Blvd
Nokomis FL 34275
941-400-7594
Mtracy@pa-max.com

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Toscana Isles Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Jamie Sanchez is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 7th day of November, 2022.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2023-02

A RESOLUTION OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Toscana Isles Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Sarasota County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 7th day of November, 2022.

Attest:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 7, 2022*	Regular Meeting	10:00 AM
December 7, 2022	Regular Meeting	10:00 AM
January __, 2023	Regular Meeting	10:00 AM
February __, 2023	Regular Meeting	10:00 AM
March __, 2023	Regular Meeting	10:00 AM
April __, 2023	Regular Meeting	10:00 AM
May __, 2023	Regular Meeting	10:00 AM
June __, 2023	Regular Meeting	10:00 AM
July __, 2023	Regular Meeting	10:00 AM
August __, 2023	Regular Meeting	10:00 AM
September __, 2023	Regular Meeting	10:00 AM

***Exception**

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

12

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ENGINEER'S CERTIFICATE OF COMPLETION FOR THE SERIES 2014 PROJECT; DECLARING THE SERIES 2014 PROJECT COMPLETE; FINALIZING THE SERIES 2014 ASSESSMENTS; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Toscana Isles Community Development District (the "**District**") was established by the City of Venice, Florida, to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including roads and streets, water and wastewater, recreational facilities, landscaping and hardscaping; and

WHEREAS, the District entered into a Master Trust Indenture, dated as of October 1, 2014 (the "**Master Indenture**") with the Trustee to secure the issuance of its Special Assessment Revenue Bonds, issuable in one or more series from time to time; and

WHEREAS, the District duly authorized and issued its \$10,360,000 Special Assessment Revenue Bonds, Series 2014 (the "**Series 2014 Bonds**"), pursuant to the First Supplemental Trust Indenture dated October 1, 2014 (the "**First Supplemental Indenture**"), for the purpose of funding the acquisition and construction of the capital improvement program described in the First Supplemental Indenture (the "**Series 2014 Project**")

WHEREAS, in order to repay the Series 2014 Bonds, the District levied special assessments securing the Series 2014 Bonds (the "**Series 2014 Assessments**"); and

WHEREAS, the Series 2014 Project specially benefits certain assessable lands in the District which are subject to the Series 2014 Assessments, and it is reasonable, proper, just and right to continue to assess the costs of the Series 2014 Project financed with the Series 2014 Bonds to the specially benefited properties; and

WHEREAS, effective as of the date of this Resolution, the Board of Supervisors of the District (the "**Board**") further finds that it is in the best interests of the District to declare the Series 2014 Project complete; and

WHEREAS, as set forth in the Engineer's Certificate of Completion attached as **Exhibit "A"**, the District Engineer has certified the Series 2014 Project complete; and

WHEREAS, in reliance upon the Engineer's Certificate of Completion, and to be effective as of the date of this Resolution, the Board desires to certify the Series 2014 Project complete; and

WHEREAS, Section 170.08 Florida Statutes requires that upon completion of the Series 2014 Project, the District is to credit each of the Series 2014 Assessments the difference, if any, between the amount assessed and the actual cost of the improvements; and

WHEREAS, based on the Engineer's Certification of Completion, the actual cost of construction of the Series 2014 Project is the same as the benefits derived from the Series 2014 Project so no modification to the Series 2014 Assessments is necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

SECTION 1. RECITALS. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. GENERAL AUTHORITY. This resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

SECTION 3. COMPLETION OF SERIES 2014 PROJECT AND FINALIZATION OF THE SERIES 2014 ASSESSMENTS. Based on the Engineer's Certificate of Completion attached as **Exhibit "A"**, and the above findings incorporated herein, and to be effective as of the date of adoption of this Resolution and execution hereof by the Chair or Vice-Chair, the Board hereby adopts the Engineer's Certificate of Completion and certifies the Series 2014 Project complete and determines that no modifications to the Series 2014 Assessments are necessary.

SECTION 4. GENERAL AUTHORIZATION. The District's Chair, Vice Chair, Secretary, Assistant Secretaries, District Manager, District Counsel, District Engineer, and District Bond Counsel, are hereby authorized, upon the adoption and execution of this Resolution to do all acts and things required of them to effect the transactions described herein, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the transactions. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon its adoption and execution as provided herein.

PASSED AND ADOPTED on the 7th day of November, 2022.

Attest:

**Toscana Isles Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice-Chair of the Board of Supervisors

Exhibit A – Engineer’s Certificate of Completion for Series 2014 Project.

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
CERTIFICATE OF ENGINEER**

**\$10,360,000 TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
REVENUE BONDS, SERIES 2014**

The undersigned, the duly authorized representative of AM Engineering, LLC (the "District Engineer") hereby certify as follows:

1. The undersigned serves as the District Engineer to the Toscana Isles Community Development District (the "District").
2. This Certificate is being furnished pursuant to the provisions of the Master Trust Indenture of the District dated as of October 1, 2014 as supplemented by a First Supplemental Trust Indenture dated as of October 1, 2014, collectively the "Indenture", and solely for the purpose of certifying the Date of Completion of the Series 2014 Project, as described in the Preliminary Engineer's Report dated February 17, 2014 (the "Series 2014 Project").
3. The Series 2014 Project and all components thereof have been acquired or constructed by the District and are capable of performing the function for which they were intended. As such, the Series 2014 Project financed by the \$10,360,000 Toscana Isles Community Development District Special Assessment Revenue Bonds, Series 2014 is deemed complete as of the date of this letter.
4. All plans, permits and specifications necessary for the operation and maintenance of the improvements made pursuant to the Series 2014 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
5. The full amount of funds remaining in the Series 2014 Acquisition and Construction Account, currently estimated at \$1.00 is not necessary for the payment of any remaining enhancement or deferred costs of the improvements.
6. The District and the Trustee may rely conclusively on this Certificate.

All Capitalized terms used herein have the meanings as ascribed thereto in the Indenture.

D. Shawn

By: **Leins**

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota,
o=AM Engineering, LLC, cn=D. Shawn
Leins, email=sleins@amengfl.com
Date: 2022.10.27 14:34:14 -04'00'

Dated: October 27, 2022

D. Shawn Leins, P.E. # 41078

AM Engineering, LLC
8340 Consumer Court
Sarasota, FL 34240941-377-9178

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

13

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ENGINEER'S CERTIFICATE OF COMPLETION FOR THE SERIES 2018 PROJECT; DECLARING THE Series 2018 Project COMPLETE; FINALIZING THE SERIES 2018 ASSESSMENTS; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Toscana Isles Community Development District (the "**District**") was established by the City of Venice, Florida, to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including roads and streets, water and wastewater, recreational facilities, landscaping and hardscaping; and

WHEREAS, the District entered into a Master Trust Indenture, dated as of October 1, 2014 (the "**Master Indenture**") with the Trustee to secure the issuance of its Special Assessment Revenue Bonds, issuable in one or more series from time to time; and

WHEREAS, the District duly authorized and issued its \$16,725,000 Special Assessment Revenue Bonds, Series 2018 (the "**Series 2018 Bonds**"), pursuant to the Second Supplemental Trust Indenture dated December 1, 2018 (the "**Second Supplemental Indenture**"), for the purpose of funding the acquisition and construction of the capital improvement program described in the Second Supplemental Indenture (the "**Series 2018 Project**")

WHEREAS, in order to repay the Series 2018 Bonds, the District levied special assessments securing the Series 2018 Bonds (the "**Series 2018 Assessments**"); and

WHEREAS, the Series 2018 Project specially benefits certain assessable lands in the District which are subject to the Series 2018 Assessments, and it is reasonable, proper, just and right to continue to assess the costs of the Series 2018 Project financed with the Series 2018 Bonds to the specially benefited properties; and

WHEREAS, effective as of the date of this Resolution, the Board of Supervisors of the District (the "**Board**") further finds that it is in the best interests of the District to declare the Series 2018 Project complete; and

WHEREAS, as set forth in the Engineer's Certificate of Completion attached as **Exhibit "A"**, the District Engineer has certified the Series 2018 Project complete; and

WHEREAS, in reliance upon the Engineer's Certificate of Completion, and to be effective as of the date of this Resolution, the Board desires to certify the Series 2018 Project complete; and

WHEREAS, Section 170.08 Florida Statutes requires that upon completion of the Series 2018 Project, the District is to credit each of the Series 2018 Assessments the difference, if any, between the amount assessed and the actual cost of the improvements; and

WHEREAS, based on the Engineer's Certification of Completion, the actual cost of construction of the Series 2018 Project is the same as the benefits derived from the Series 2018 Project so no modification to the Series 2018 Assessments is necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

SECTION 1. RECITALS. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. GENERAL AUTHORITY. This resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

SECTION 3. COMPLETION OF SERIES 2018 PROJECT AND FINALIZATION OF THE SERIES 2018 ASSESSMENTS. Based on the Engineer's Certificate of Completion attached as **Exhibit "A"**, and the above findings incorporated herein, and to be effective as of the date of adoption of this Resolution and execution hereof by the Chair or Vice-Chair, the Board hereby adopts the Engineer's Certificate of Completion and certifies the Series 2018 Project complete and determines that no modifications to the Series 2018 Assessments are necessary.

SECTION 4. GENERAL AUTHORIZATION. The District's Chair, Vice Chair, Secretary, Assistant Secretaries, District Manager, District Counsel, District Engineer, and District Bond Counsel, are hereby authorized, upon the adoption and execution of this Resolution to do all acts and things required of them to effect the transactions described herein, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the transactions. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon its adoption and execution as provided herein.

PASSED AND ADOPTED on the 7th day of November, 2022.

Attest:

**Toscana Isles Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice-Chair of the Board of Supervisors

Exhibit A – Engineer’s Certificate of Completion for Series 2018 Project.

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
CERTIFICATE OF ENGINEER**

**\$16,725,000 TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
REVENUE BONDS, SERIES 2018**

The undersigned, the duly authorized representative of AM Engineering, LLC (the "District Engineer") hereby certify as follows:

1. The undersigned serves as the District Engineer to the Toscana Isles Community Development District (the "District").
2. This Certificate is being furnished pursuant to the provisions of the Master Trust Indenture of the District dated as of October 1, 2014 as supplemented by a Second Supplemental Trust Indenture dated as of December 1, 2018, collectively the "Indenture", and solely for the purpose of certifying the Date of Completion of the Series 2018 Project, as described in the Supplemental Engineer's Report dated October 15, 2018 (the "Series 2018 Project").
3. The Series 2018 Project and all components thereof have been acquired or constructed by the District and are capable of performing the function for which they were intended. As such, the Series 2018 Project financed by the \$16,725,000 Toscana Isles Community Development District Special Assessment Revenue Bonds, Series 2018 is deemed complete as of the date of this letter.
4. All plans, permits and specifications necessary for the operation and maintenance of the improvements made pursuant to the Series 2018 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
5. The full amount of funds remaining in the Series 2018 Acquisition and Construction Account, currently estimated at \$0.00 is not necessary for the payment of any remaining enhancement or deferred costs of the improvements.
6. The District and the Trustee may rely conclusively on this Certificate.

All Capitalized terms used herein have the meanings as ascribed thereto in the Indenture.

By: D. Shawn
Leins

Dated: October 27, 2022

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota,
o=AM Engineering, LLC, cn=D. Shawn
Leins, email=sleins@amengfl.com
Date: 2022.10.27 14:35:25 -04'00'

D. Shawn Leins, P.E. #41078

AM Engineering, LLC
8340 Consumer Court
Sarasota, FL 34240
941-377-9178

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

14

FIFTH ADDENDUM TO CONTRACT

THIS FIFTH ADDENDUM TO CONTRACT ("Fifth Addendum") is made and entered into this ____ day of November 2022, between Toscana Isles Community Development District, a Florida community development district herein called "District", and Juniper Landscaping of Florida, LLC, a Florida limited liability company, "Contractor".

RECITALS:

A. District and Contractor entered into that certain Contract with an Effective Date of March 17, 2020, which was subsequently amended on April 1, 2020, April 15, 2020, July 15, 2020 and September 18, 2020 (collectively, the "Contract").

B. District and Contractor have agreed to amend the Contract as set forth in this Fifth Addendum.

NOW, THEREFORE, in consideration of the premises and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to modify the Contract as follows:

ARTICLE 1 – RECITALS, CAPITALIZED TERMS. The above recitals are true and correct and constitute part of this Fifth Addendum. All capitalized terms used in this Fifth Addendum shall have the meaning ascribed thereto in the Contract unless specifically otherwise defined herein.

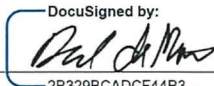
ARTICLE 2 –SCOPE OF WORK. The following shall be added to Section 18 of the Scope of Work Included in Lump Sum contained in Exhibit "E" of the Contract: "Contractor shall document all damage no later than December 31, 2022 and all replacement work to correct the damaged Sabal Palm Trees shall be completed no later than March 31, 2023, providing that the replacement vegetation is available; if vegetation is not available by March 31, 2023, Contractor shall advise of the new timeframe for completing the replacement work. For replacement purposes, Contractor will allow the substitution of Sabal Palms with other vegetation and the replacement in locations other than the original location of the damaged Sabal Palms, provided that the new location is located on property that is owned by the District or within the District's access and maintenance easement."

ARTICLE 3 – EXECUTION IN COUNTERPARTS. This Fifth Addendum may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, but all such counterparts together shall constitute one in the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Fifth Addendum to physically form one document. In addition, facsimile or electronic counterparts of this Fifth Addendum shall be deemed for all purposes as an original.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have caused this Fifth Addendum to be duly executed.

JUNIPER LANDSCAPING OF FLORIDA, LLC,
a Florida limited liability company
(Contractor)

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district
(District)

BY:  _____
2B329BCADCF44B3...

BY: _____

PRINTED NAME: Dan deMont

PRINTED NAME: _____

ITS: Chief Revenue Officer

ITS: _____

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CII**

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 7, 2022*	Regular Meeting	10:00 AM
December 7, 2022	Regular Meeting	10:00 AM

***Exception**

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday