

TOSCANA ISLES

COMMUNITY DEVELOPMENT

DISTRICT

November 1, 2023

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 25, 2023

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 1, 2023 at 10:00 a.m, at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board **[3 minutes]**
3. Discussion/Consideration: Meeting Duration **[1.05 hour]**
4. Consideration of Resolution 2024-01, Adopting Revised Policies Relating to Golf Carts on District Property; Designating Certain District Roads and Areas for Golf Cart Use; Providing for Conflicts, Severability, and an Effective Date **[5 minutes]**
5. Approval of September 6, 2023 Public Hearing and Regular Meeting Minutes **[2 minutes]**
6. Chairman's Opening Remarks **[5 minutes]**
7. Public Comments **[15 minutes]**
8. Update: Juniper Landscaping Sabal Palm Warranty Work **[5 minutes]**
9. Acceptance of Unaudited Financial Statements as of September 30, 2023 **[3 minutes]**
10. Staff Reports **[10 minutes]**
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - Inspection Report Regarding CDD Ownership
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 6, 2023 at 10:00 AM

- QUORUM CHECK

SEAT 1	WILLIAM CONTARDO	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	JAMES COLLINS	<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	MICHAEL TRACZUK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	PAUL SCHMITT	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

11. Board Members' Comments/Requests **[2 minutes]**
12. Public Comments **[15 minutes]**
13. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
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

2

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES REGARDING THE CONDUCT OF MEETINGS OF THE BOARD AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains numerous common areas within its boundaries, and the District is governed by the Toscana Isles Community Development District Board of Supervisors (the “**Board**”); and

WHEREAS, the Board desires to adopt policies with respect to meetings of the Board.

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

Section 1. Board of Supervisors Meeting Policies. The Board hereby adopts the following policies for the conduct of Board meetings:


- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications may not be directed to an individual, but rather should be addressed to the meeting chairperson and should relate to agenda items and discussion topics.
- d) District Staff will record any questions raised at the meeting and will provide a response at a subsequent Board meeting after District staff has had time to research the question.
- e) Degrading, uncomplimentary, or disrespectful remarks about an individual in any way may result in the adjournment of the Board meeting.
- f) Agenda items or discussion topics must pertain to District business.
- g) The Board meeting should be limited to one hour unless the Board votes to extend the time limit of the Board meeting. Time frames for discussion for each agenda item will be provided by the District Manager on the agenda. Unless approved by the Board, the time period allotted to each agenda item shall be followed, with remaining time at the conclusion of a meeting being made available to address topics which were not concluded during the meeting. Agenda items not concluded at a meeting shall be addressed at the following Board meeting.
- h) Agenda items should be submitted to the District Manager nine days prior to the Board meeting date.

- i) Questions based on agenda items should be provided to the District Manager at least two business days in advance of the Board meeting to allow for time to prepare a response. Time permitting, responses may be available at the Board meeting, otherwise questions and corresponding responses will be deferred until the following Board meeting

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED AS OF THE 27TH DAY OF JANUARY, 2021.

Attest:



Name: Daniel Rom
Assistant Secretary

**Toscana Isles Community
Development District**



Alex Hays
Chair of the Board of Supervisors

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED POLICIES RELATING TO GOLF CARTS ON DISTRICT PROPERTY; DESIGNATING CERTAIN DISTRICT ROADS AND AREAS FOR GOLF CART USE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 316.212, *Florida Statutes*, a golf cart may be operated upon a public road which has been designated for golf cart use by the responsible local government entity;

WHEREAS, the Board of Supervisors (the "**Board**") of the Toscana Isles Community Development District (the "**District**") is authorized pursuant to Section 190.011(5), *Florida Statutes* to adopt policies and resolutions for the conduct of District business, and to revise the same from time to time;

WHEREAS, the District owns the right-of-ways in the District;

WHEREAS, the Board previously adopted Resolution 2021-06 which adopted certain policies with respect to golf carts on District property and desires to update that policy to reflect recent changes to Section 316.212, *Florida Statutes*;

WHEREAS, the Board determined that the operation of golf carts within the right-of-way of certain roads located within the District will not impede the safe and efficient flow of motor vehicular traffic;

WHEREAS, the Board determined that the speed, volume, and character of motor vehicular traffic using certain roads and designated areas located within the District will allow golf carts that may travel along or cross these roads and areas with reasonable safety;

WHEREAS, the Board determined that it is in the interests of the District, its residents and the public to designate certain roads and additional areas for golf cart usage;

WHEREAS, the operation and use of golf carts on District roadways is a privilege and not a right;
and

WHEREAS, the Board has determined that it is necessary to implement a policy for the efficient operation and use of golf carts within the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Incorporation of Recitals. The recitals set forth above are incorporated herein in their entirety.

Section 2. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the adoption of this Resolution were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to the requirements of Section 286.011, *Florida Statutes*.

Section 3. Designation of Certain Areas and Roadway.

- a. Golf carts may only be operated on District roadways or on sidewalks within District road right-of-ways.

- b. Golf carts may not be driven in playgrounds, amenity areas (other than parking lots), dog parks, conservation areas, ditches, tree preserves, grassy areas, and any other non-roadway or sidewalk area.

Section 4. Signage and Right of Way. Appropriate signage shall be placed to warn motorists that the operation of golf carts is allowed on roadway and sidewalk areas specifically designated for golf cart use. Pedestrians will have the right of way and golf cart operators will yield to such individuals.

Section 5. Golf Cart Hours of Operation.

- a. Golf carts with headlights, brake lights, turn signals and a windshield may be operated on the designated areas referenced herein at all hours of the day.
- b. Golf carts lacking the aforementioned equipment may be operated only during the hours between sunrise and sunset.

Section 6. Requirements for Golf Carts Operating on Designated Areas. All golf carts operating on designated areas referenced herein must:

- a. be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear
- b. be in sound and safe working condition and maintained and repaired in accordance with manufacturer's requirements and recommendations
- c. be operated in accordance with all manufacturer's requirements
- d. not be used to carry more persons at one time than can be safely seated in designated seating areas, and seat belts are recommended when transporting children and where required by Florida law
- e. not exceed 20 miles per hour at any time

Section 7. Requirements for Golf Cart Operators. Operators of golf carts on the designated areas referenced herein must:

- a. comply with all requirements of Section 316.212, *Florida Statutes* and other applicable Florida law as they may be changed from time to time
- b. have proper insurance, including liability insurance, and carry proof of insurance and provide a copy to the District upon request
- c. obey all applicable traffic laws and posted signs, including speed limits
- d. be parked in designated golf cart vehicle parking areas or motor vehicle parking areas. No golf carts shall be parked in a roadway, on a sidewalk, or in any manner blocking a sidewalk.
- e. be stored in an enclosed garage and otherwise comply with the policies, rules, and regulations of the Toscana Isles Master Association, as may be applicable.

Section 8. Use of Vehicles by District Supervisors and Staff. Notwithstanding anything contained herein to the contrary, District supervisors, staff, employees, and/or contracted vendors may use golf carts and utility vehicles owned and operated by District supervisors, staff, employees, and/or contracted vendors anywhere on District property in order to conduct District business and operations, including the inspection, operation, management, maintenance, and repair of District property.

Section 9. Assumption of Risk and Indemnification of the District.

- a. The owner of a golf cart and/or any person using or riding in a golf cart in the community assumes the risk of property damage, personal injury or death.
- b. The District shall not be liable for golf carts operated in the community or any liability arising from or related to the use of a golf cart in the community, whether or not in compliance with this policy and/or applicable law.
- c. By operating or riding in a golf cart on any District street or road, each person operating or

riding in such golf cart agrees to indemnify, defend, and hold harmless the District, including its residents, supervisors, directors, officers, agents, managers, management company, attorneys, representatives, employees, agents, successors and assigns, from any *and all* causes of action, costs, damages, liabilities, suits, *claims*, losses, and/or harm (collectively, "**claims**"), of any *and every* kind or nature, including but *not* limited equitable and legal claims and claims for personal injury or property damage, arising from or related to operating, using, or riding in a golf cart in the community.

Section 10. Enforcement.

- a. Any violation of this Resolution, as determined by the Board, may result in suspension or revocation of privileges to operate the golf cart in the community and/or suspension of use of District recreation facilities.
- b. Any threat to safety may result in immediate contact to law enforcement and/or legal action. Safety violations and any violation of Florida motor vehicle and traffic laws, as well as other applicable federal, state, and/or local law, shall be reported to and enforced by the City of Venice Police Department or other applicable agency.

Section 11. Supersession of Prior District Policies and Resolutions. This Resolution is intended to supersede and replace all prior District policies and resolutions, including Resolution 2021-06. All prior District policies or resolutions or parts thereof relating to golf carts are hereby repealed.

Section 12. Conflict with Jurisdiction or Authority of State, County, or City. To the extent that any provision of this Resolution is preempted by or conflicts with the jurisdiction or authority of the State of Florida, Sarasota County, or the City of Venice over the areas designated herein under any law, regulation, or ordinance, the conflicting provision(s) of this Resolution shall have no effect.

Section 13. Severability. The provisions of this Resolution are hereby declared to be severable. If any provision of this Resolution is invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof.

Section 14. Effective Date. This Resolution shall take effect immediately upon adoption.

Passed and adopted on November 1, 2023.

Attest:

**Toscana Isles
Community Development District**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

**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 September 6, 2023, at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275.

Present were:

Scott Blaser	Chair
Bill Contardo	Vice Chair
Paul Schmitt	Assistant Secretary
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Whitney Sousa (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
Diane Jochum	Resident/HOA Board Member
Anthony Scappatura	Juniper Landscaping

Residents present:

Bill Ambrose	Thomas Hart	Lisa Hart	Sue Doyle
Nancy Gibson	Joni Salafia	Fred Salafia	Linda Hogenmiller
Jeff Munzing	Eugene Coblentz	Dennis Koroll	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m. Supervisors Contardo, Collins, Traczuk and Schmitt were present. Supervisor Blaser was not present as roll call.

SECOND ORDER OF BUSINESS

Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board [3 minutes]

Ms. Sanchez read the following Meeting Policies listed in Resolution 2021-05:

➤ Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.

➤ Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.

➤ Degrading, uncomplimentary, or disrespectful remarks about an individual in any way may result in the adjournment of the Board meeting.

➤ Agenda items or discussion topics must pertain to District business.

THIRD ORDER OF BUSINESS

Discussion/Consideration:
Duration [1.10 hour]

Meeting

This item was not addressed.

FOURTH ORDER OF BUSINESS

Approval of August 2, 2023 Regular
Meeting Minutes [2 minutes]

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the August 2, 2023 Regular Meeting Minutes, as presented, were approved.

▪ **Update: Juniper Landscaping Sabal Palm Warranty**

This item was an addition to the agenda.

Mr. Scappatura stated that all warranty replacement work, trees, shrubs and turf sections were completed, with the exception of where tree stakes need to be removed at two residences.

Mr. Scappatura noted the following:

➤ The latest assessment was conducted yesterday.

➤ The punch list was given to the installation team; it is expected to take half a day to complete.

➤ The dead palms are not under warranty and any replacement would need Board approval. The warranty on the replacement palms was voided when Juniper was terminated the second week of May. Juniper had no contact with the irrigation system or control when the pump system was replaced.

➤ The remaining punch list items will be completed September 22, 2023. Once completed a final walkthrough with Mr. Schmitt will be coordinated.

79

80 **FIFTH ORDER OF BUSINESS****Chairman's Opening Remarks [5 minutes]**

81

82 This item was presented following the Ninth Order of Business.

83

84 **SIXTH ORDER OF BUSINESS****Resident Concerns [2 minutes]**

85

86 Ms. Sanchez stated that she replied to most resident concerns and, once the District
87 Engineer has completed his inspection, she will respond to outstanding items regarding the
88 guard house, ownership, insurance requirements, street signs and the fountains.

89 • **Overlap in Field Review with Master Association**

90 Regarding the possibility of overlap in Engineering services, Ms. Sanchez stated that Mr.
91 Chris Simmons confirmed that the Master Association has not retained an Engineer yet to
92 assess damage from Hurricane Ian.

93

94 **SEVENTH ORDER OF BUSINESS****Public Comments [15 minutes]**

95

96 Ms. Sanchez explained the protocols for public comments.

97 Resident Eugene Coblenz asked the Board to consider purchasing the land for sale
98 around the CDD weir, in order to establish a berm to prevent future flooding and avoid a repeat
99 of what occurred when Habitat for Humanity developed the land near the main guard gate.

100 Resident Lisa Hart asked if the landscape warranty on the new homes under contract is
101 voided if the Juniper contract is terminated.

102 Resident and HOA Board Member Diane Jochum asked Mr. Scappatura if cleanup plans
103 include removing the lumber behind the homes, filling in holes, cutting root balls to ground
104 level and laying mulch.

105 Mr. Schmitt asked Mr. Scappatura to clarify if the original warranty on the enhanced
106 area where they replaced the palms and the warranty of the palms that were part of the credit,
107 are void. Mr. Scappatura replied affirmatively, the warranties are void because Juniper had no
108 control of the irrigation system as of May 15, 2023.

109 Mr. Schmitt recalled Mr. Scappatura's boss confirming, at a previous meeting, that
110 Juniper would replace the dead sabal palms. Mr. Scappatura stated that, without documented
111 proof that the palms died prior to May 15, 2023, Juniper will not uphold the warranty. Ms.

Cerbone stated that Ms. Sanchez will review the transcribed meeting minutes and audio and send it to Juniper. She will provide an update at the next meeting.

Regarding filling in holes, leveling root balls and overall cleanup, Mr. Scappatura stated Juniper will level the 3' stumps and Juniper gave or will give a credit for any remaining root balls. He noted that the HOA scope did not include removing all the lumber nor was it part of the warranty but he can submit a proposal for the work.

EIGHTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget [5 minutes]

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2023-09, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date [5 minutes]

Ms. Sanchez stated that the proposed Fiscal Year 2024 budget is the same version that was presented at prior meetings.

Mr. Blaser arrived at the meeting at 10:24 a.m.

Ms. Sanchez noted that, overall, assessments decreased \$15.54 for each unit type compared to the Fiscal Year 2023 assessments. Ms. Cerbone stated that the decrease is because, unlike in the prior fiscal year, this year there was no need to increase the amount for working capital.

On MOTION by Mr. Collins and seconded by Mr. Contardo, with all in favor, the Public Hearing was opened.

Resident Bill Ambrose asked if the "Supervisor's" budgeted amount will decrease if the Board decides to transition from monthly to quarterly meetings. Mr. Sanchez replied affirmatively but the budgeted amount is for the maximum number of meetings.

On MOTION by Mr. Collins and seconded by Mr. Contardo, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, Resolution 2023-09, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date [5 minutes]

On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, Resolution 2023-10, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted.

▪ **Chairman's Opening Remarks [5 minutes]**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Blaser tabled opening remarks as Ms. Sanchez confirmed that the Second Order of Business was reviewed.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-11, Golf Cart Policy (to be deferred) [5 minutes]

This item was deferred.

A Board Member voiced their opinion that, until the Board resolves this matter, Mr. Babbar should not do any additional work on it. Ms. Sanchez recalled that the Board reviewed and asked Mr. Babbar to modify the policy regarding the age limit and to ensure that it complies with State laws.

Discussion ensued regarding whether the CDD Resolution is needed or if it can be eliminated since the HOA documents already include language stating that the policy applies to all State laws.

Board Members think the HOA should be responsible for implementing and enforcing the Golf Cart Policy and Parking Policy.

Ms. Sousa stated entities typically implement a policy to convey information to residents but it is not legally required. Mr. Babbar would have to determine if the policy should be modified or eliminated. Ms. Sanchez will follow up with Mr. Babbar and provide an update at the next meeting.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2023 [3 minutes]**

On MOTION by Mr. Schmitt and seconded by Mr. Contardo, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

TWELFTH ORDER OF BUSINESS**STAFF REPORTS [10 minutes]****A. District Counsel: Straley Robin Vericker**

Ms. Sousa stated that, upon review of the Agreement with the HOA, Mr. Babbar determined that the HOA is responsible for maintaining the guardhouse.

Mr. Blaser asked about ownership. Ms. Sanchez stated she addressed this earlier; this and other outstanding items will be done once the District Engineer completes his inspection.

B. District Engineer: AM Engineering, LLC

Ask when the Inspection Report would be done, Mr. Liens stated he expects to complete the inspection by October 15, 2023. The Report will be included in the November agenda.

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

- **NEXT MEETING DATE: October 4, 2023 at 10:00 AM**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests [5 minutes]**

- **Discussion: Area Near the Weir**

Mr. Collins discussed how he was notified that this property is for sale and asked if the Board should consider purchasing it or be concerned about development, as he thinks it is in an area that the Board would not want to be developed. Ms. Cerbone reminded everyone that the HOA has dedicated access and maintenance rights to the weir and it is located on private property and all the stormwater permits are in the owner's name.

Asked if development of this property could worsen the CDD's drainage system, Mr. Leins stated the Developer would have to construct certain ponds or stormwater management facilities and prove to the Southwest Florida Water Management District (SWFWMD) and the City of Venice that the drainage ditch that outflows to the weir is not adversely impacting anybody downstream or upstream with their development.

Asked if there is any benefit to the CDD to acquire this property for stormwater purposes, Mr. Leins replied no; he thinks it will not significantly impact the system.

Mr. Collins thinks it is strange the HOA, which is not a government agency, runs the stormwater system. Mr. Leins stated that the SWFWMD and the City regulate the system. The operation and maintenance (O&M) of these types of private systems is left to the HOA.

Ms. Sanchez stated that, per Mr. Babbar, "If the new property owner of the weir altered the property that is not in compliance with permitting requirements and it causes drainage issues to CDD property, the CDD would have standing to get involved and have its property restored and request reimbursement for any expenses."

Asked about the status of the legal suit, Ms. Cerbone stated there is nothing planned until calendar year 2024. Ms. Sousa noted Mr. Babbar advised that discovery is planned for later this year and possibly a trial at the beginning of next year.

• **Discussion: Parking and Towing**

Mr. Collins asked the Board to comment on the HOA parking and towing policy that was disseminated to the Board and Staff.

A resident voiced their belief that the CDD will need to create a policy authorizing towing if the HOA decides to implement a towing policy. Ms. Cerbone stated that towing is included in the HOA policy but the CDD will not have to take any action unless the HOA decides it wants to enforce towing.

Mr. Collins suggested the HOA incorporate certain language from the recent correspondence in qualifying 30-days, the philosophy, etc., into its policy.

This item was tabled.

A Board Member asked if the CDD and HOA websites have links connecting the two. Ms. Sanchez replied no; to do so would require Board approval, as the CDD is only required to post certain items on its website. It was noted that the CDD website is public and to proceed would pose a lack of control over what is published on the other side and require complying with the Americans with Disability Act (ADA) guidelines. Ms. Cerbone stated, typically, the HOA would post the CDD's website link on its website. Ms. Sanchez noted that the HOA representative nodded in agreement to post the CDD's link on the HOA website.

FOURTEENTH ORDER OF BUSINESS**Public Comments [15 minutes]**

Resident Nancy Gibson voiced concern about flooding and asked if maintenance is planned around the weir. She noted there are several downed trees in the area.

Mr. Blaser stated that all public comments will be answered at the end of this section.

Mr. Ambrose asked how Juniper will handle landscape warranties on new builds, if they have no control over the irrigation.

Resident Thomas Hart recalled that the CDD golf cart resolution was originally passed to ensure liability protection for the CDD and the community, in the event of an accident.

Ms. Jochum stated that the HOA does not want towing in the parking policy, the HOA's concern was to reduce from 90 to 30 days and use the policy only in extreme cases. Regarding the golf cart policy, the HOA is following the State statutes, which will be effective October 1, 2023. The HOA will implement golf cart registration and is working on plan to implement the process. She asked why the CDD is waiting for an Engineer's Report to determine ownership. She asked if the HOA's continual maintenance easement will go to the new owner if the property is sold. She noted that the weir is clean, beautiful and on a maintenance schedule; she encouraged everyone to visit it.

Resident Jeff Munzing appreciated the way the CDD, HOA and residents are communicating and getting along. He encouraged everyone to participate in the blood drive on September 23, 2023.

A resident asked if the District Engineer can confirm that, if there are different conditions, they can redesign and double the flow through the weir with the same footprint, to avoid potential flooding. Ms. Cerbone advised that the CDD does not own the weir; it is on

private property and the HOA is the permit holder to access and maintain the weir. The HOA would have to engage an Engineer. The property for sale is located next to the weir.

Asked who determined which entity is responsible for the weir, Ms. Cerbone stated that she is not aware of an existing contract; maintenance easement agreements are typically issued and named on the plat and stormwater permits.

Asked about recording easement agreements, Ms. Cerbone stated these are typically located on the Sarasota County Court Records. Questions regarding the weir should be directed to the HOA.

In response to the question from Mr. Hart, Ms. Cerbone recalled that, in a previous meeting, District Counsel advised that the reason for the CDD golf cart resolution was to provide an extra layer of protection to the CDD and community in the event of an accident. It was noted that the CDD has sovereign immunity up to \$200,000.

In response to the question from Ms. Jochum, it was noted that, at a previous meeting, the Board directed Mr. Leins to determine ownership and responsibilities and include it in the Report. Regarding why District Counsel is not doing this, Ms. Cerbone stated that Mr. Leins must review the records and confirm which improvements were paid for from bond funds. Regarding if Mr. Leins is reviewing any conveyances to the HOA, Ms. Cerbone replied no; typically, public improvements paid for with bond funds are not conveyed to private parties, like the HOA. The Developer conveyed tracts to the HOA to perform maintenance.

Regarding whether docks and seawalls will be included in the Report, Ms. Sanchez was asked to have Mr. Leins define the stormwater pond attributes, such as docks, seawalls and the island, in the Report.

Regarding a comment about the CDD transitioning to quarterly meetings, Mr. Blaser stated that is the goal.

On MOTION by Mr. Blaser and seconded by Mr. Contardo, with all in favor, cancelling the October 4, 2023 meeting, was approved.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blaser and seconded by Mr. Traczuk, with all in favor, the meeting adjourned at 11:15 a.m.

321
322
323
324
325
326

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2023**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	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	\$ 81,952	\$ -	\$ -	\$ -	\$ -	\$ 81,952
Investments						
Reserve	-	710,363	804,077	-	-	1,514,440
Prepayment	-	118	710	-	-	828
Revenue	-	713,383	780,350	-	-	1,493,733
Total assets	<u>\$ 81,952</u>	<u>\$1,423,864</u>	<u>\$1,585,137</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,090,953</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ 10
Taxes payable	428	-	-	-	-	428
Total liabilities	<u>438</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>438</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,423,864	1,585,137	-	-	3,009,001
Assigned						
Three months working capital	39,679	-	-	-	-	39,679
Unassigned	41,835	-	-	-	-	41,835
Total fund balances	<u>81,514</u>	<u>1,423,864</u>	<u>1,585,137</u>	<u>-</u>	<u>-</u>	<u>3,090,515</u>
Total liabilities and fund balances	<u>\$ 81,952</u>	<u>\$ 1,423,864</u>	<u>\$ 1,585,137</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,090,953</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 154,758	\$ 154,039	100%
Interest and miscellaneous	1	20	-	N/A
Total revenues	1	154,778	154,039	100%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	1,076	9,688	8,612	112%
Management/accounting/recording	3,643	43,721	43,721	100%
Debt service fund accounting	644	7,725	7,725	100%
Legal	1,556	23,102	36,000	64%
Engineering	645	4,910	5,000	98%
Audit	-	4,200	4,400	95%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	166	2,000	2,000	100%
Trustee	-	10,402	11,236	93%
Telephone	17	200	200	100%
Postage	31	143	500	29%
Printing & binding	42	500	500	100%
Legal advertising	223	715	1,200	60%
Annual special district fee	-	175	175	100%
Insurance	-	7,821	8,695	90%
Contingencies/bank charges	23	288	1,000	29%
Website	-	-	705	0%
ADA website compliance	-	210	210	100%
Total professional & administrative	8,066	115,800	132,629	87%
Other fees & charges				
Tax collector	-	1,545	2,407	64%
Total other fees & charges	-	1,545	2,407	64%
Total expenditures	8,066	117,345	135,036	87%
Excess/(deficiency) of revenues over/(under) expenditures	(8,065)	37,433	19,003	
OTHER FINANCING SOURCES/(USES)				
Transfer in	136	136	-	N/A
Total other financing sources	136	136	-	N/A
Net change in fund balances	(7,929)	37,569	19,003	
Fund balances - beginning	89,443	43,945	23,184	
Assigned				
Three months working capital	39,679	39,679	39,679	
Unassigned	41,699	41,699	2,508	
Fund balances - ending	\$ 81,514	\$ 81,514	\$ 42,187	

**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, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 789,470	\$ 785,537	101%
Interest	5,916	52,391	-	N/A
Total revenues	5,916	841,861	785,537	107%
EXPENDITURES				
Principal	-	190,000	190,000	100%
Interest	-	557,575	557,575	100%
Tax collector	-	7,884	12,274	64%
Total expenditures	-	755,459	759,849	99%
Excess/(deficiency) of revenues over/(under) expenditures	5,916	86,402	25,688	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	1	-	N/A
Total other financing sources	-	1	-	N/A
Net change in fund balances	5,916	86,403	25,688	
Fund balances - beginning	1,417,948	1,337,461	1,327,304	
Fund balances - ending	<u>\$ 1,423,864</u>	<u>\$ 1,423,864</u>	<u>\$ 1,352,992</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, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 1,092,064	\$ 1,086,623	101%
Interest	6,940	62,164	-	N/A
Total revenues	6,940	1,154,228	1,086,623	106%
EXPENDITURES				
Principal	-	255,000	255,000	100%
Principal prepayment	-	-	5,000	0%
Interest	-	807,366	807,769	100%
Tax collector	-	10,906	16,978	64%
Total expenditures	-	1,073,272	1,084,747	99%
Excess/(deficiency) of revenues over/(under) expenditures	6,940	80,956	1,876	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	4	-	N/A
Total other financing sources	-	4	-	N/A
Net change in fund balances	6,940	80,960	1,876	
Fund balances - beginning	1,578,197	1,504,177	1,504,042	
Fund balances - ending	<u>\$ 1,585,137</u>	<u>\$ 1,585,137</u>	<u>\$ 1,505,918</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, 2023**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(1)
Total other financing sources/(uses)	<u>-</u>	<u>(1)</u>
Net change in fund balances	-	(1)
Fund balances - beginning	-	1
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**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, 2023**

	Current Month	Year To Date
REVENUES		
Misc. income	\$ -	\$ 136
Interest	-	4
Total revenues	<u>-</u>	<u>140</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	140
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>(136)</u>	<u>(140)</u>
Total other financing sources/(uses)	<u>(136)</u>	<u>(140)</u>
Net change in fund balances	(136)	-
Fund balances - beginning	136	-
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
B**

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT IMPROVEMENT INSPECTION

OCTOBER 27, 2023

Prepared by:



INDEX

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#04 - Curb Crack 4 - 166 Veraza	
#05 - Erosion Control Barrier - Behind 1st house next to Sales Office (Lot 48)	
#06 - Erosion Control Barrier - 7 Spaces away from 1st Major Crack in Seawall	
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#10 - North Entrance	
#11 - Road Picture	
#12 - Safety Concern 1	
#13 - Safety Concern 2	
#14 - South End Ravello Blvd	
#15 - Street Name Sign Missing - Toscavilla Blvd/Veraza Ct	

I. INTRODUCTION

AM Engineering, LLC was retained by the Toscana Isles CDD to review the infrastructure that is under the ownership of the CDD. The contract for the work assignment is found in Exhibit A of this report.

This infrastructure the CDD owns includes roads, curbs, sidewalks, storm water management systems, gate house and gates, and walls and fencing within CDD owned property. All infrastructure is maintained by either the Toscana Isles Master Association, Inc. or the Toscana Isles Storm Water Maintenance Association, Inc. This review did not include irrigation and landscaping within CDD owned property.

AM Engineering also did not review infrastructure located within HOA owned property or within private lots.

II. CDD OWNERSHIP

The tracts of land the CDD owns is outlined in the Fifth Amendment to the Maintenance Agreement. I have included in this report (Exhibit B) the Fifth Amendment to the Maintenance Agreement dated January 26th, 2022. This tri-party agreement is between the Toscana Isles CDD, the Toscana Isles Master Association, Inc. and the Toscana Isles Storm Water Maintenance Association, Inc. This agreement amended the previously executed original maintenance agreement dated July 27, 2016, and amended on August 16, 2017, December 17, 2018, June 29, 2021, and December 9, 2021.

The District property includes the following tracts:

150, 250, 450, 451, 550, 551, 750, 751, 650, 651, 652 and 653- these tracts are the road right of ways within the Toscana Isles Development.

160, 161, 260, 261, 262, 560 and 760-these are respectively lakes 1, 2, 3, 3A, 2, 4 and 2. Lake 2 has two tracts 161 and 760.

Tract 170 is located along the south side of the main entrance and along the south side of Maraviya Blvd.

Exhibit C of this report includes an overall map of the Toscana Isles Development and shows the CDD owned property.

III. MAINTENANCE

AM Engineering has prepared a chart, Exhibit D, that shows the numerous infrastructure items within the development and which entity owns and maintains those items. As you can see, the CDD is not responsible for maintenance of any of the infrastructure.

IV. INFRASTRUCTURE REVIEW

AM Engineering visually reviewed the CDD owned infrastructure located within the development as follows:

1. Storm water management-this system appears to be functioning properly and there were no obvious issues that would affect the function of the system. Any erosion occurring along the lake banks should be immediately repaired and sodded. There is an erosion control barrier (ECB) around lake 1 and a portion of lake 2. The detail for this ECB is in exhibit E. The ECB consists of a vinyl sheet pile with a concrete cap. During our review we found a few cracks, but these cracks do not affect the integrity of the system.
2. Gate house-there were no apparent issues or concerns with the gate house and the gates both at the main entrance and the north entrance.
3. Roads-the roads look in good shape and there were no issues that could be visually seen.
4. Curbs-the curbs, overall, look in good condition. There were a few areas that the concrete cracked, most likely during home construction, but nothing that would affect the functionality of the curbs.
5. Sidewalks- the sidewalks look in good shape. There were no visible signs of excessive cracking or upheaval/sinking of any of the sidewalks. As the development ages tree roots can potentially damage the sidewalks, especially oak trees if they are planted too close to the sidewalk.
6. Walls/fencing-these look to be in good shape.

V. SAFETY CONCERNS

During my review of the site, I found two issues concerning safety within the Toscana Isles Development:

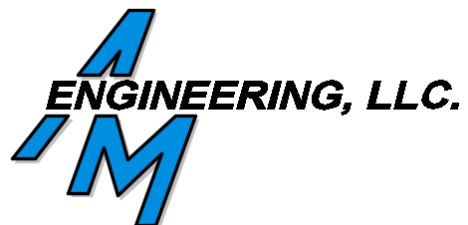
1. There are several stop signs that are missing. These need to be immediately replaced and should include the street name signs as well. There was one stop sign missing the street name signs at Toscavilla Blvd. and Veraza Court.
2. At 5 dead end streets I am concerned about how the street ends into a driveway. These were constructed per the approved plans but when you look at these areas someone not familiar with the area could continue onto the private driveway and eventually into the lake. See pictures in Exhibit E for how this looks. Typically, at dead end streets red delineators are installed to warn drivers of the end of the streets. In these cases that is not possible since the driveway to the homes continue past the end of the street and the delineators would be on private property. At a minimum I suggest dead end street signs should be placed at each of these occurrences. Other options would be to place a guardrail at the lake top of bank similar to that shown in the picture at the south end of Ravello Blvd or landscaping or a combination of the two. I recommend something should be done so as there is not the appearance that the road continues.

VI. RECOMMENDATIONS

It is recommended that the infrastructure be field reviewed on a yearly basis to determine if the status of any of the District owned improvements has changed. In the interim, if any issues arise that need to be field reviewed the District Engineer should be contacted.

EXHIBIT A

AM Engineering Contract





June 15, 2023

Via E-Mail: cerbonec@whhassociates.com

Ms. Cindy Cerbone
District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431

RE: DISTRICT IMPROVEMENT INSPECTIONS—TOSCANA ISLES
AME JOB – VANG0015CDD

Dear Cindy:

The Additional Services will cover the following:

Field review and report on District improvements with recommendations on repair and maintenance that the CDD can forward to the Master Association to include:

Visual Field Review of the following:

- 1) Stormwater Management
- 2) Gate House
- 3) Roads
- 4) Curbs
- 5) Sidewalks
- 6) Walls
- 7) Fencing

The following items are not included in this review:

- Irrigation
- Landscaping

We propose to furnish the above services **for a lump sum of Six Thousand Dollars (\$6,000)**, billed monthly on an hourly basis in accordance with the attached Fee Schedule. .

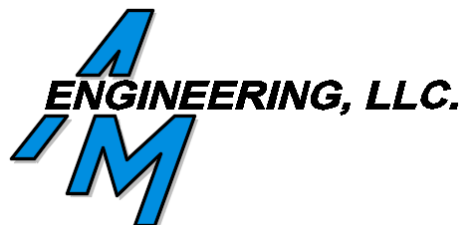
Respectfully

AM ENGINEERING, LLC

D. Shawn Leins, P.E.
President

EXHIBIT B

Fifth Amendment to the Maintenance Agreement



FIFTH AMENDMENT TO THE MAINTENANCE
AGREEMENT

THIS FIFTH AMENDMENT is made effective as of this 26th day of January 2022, by **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a Community Development District organized under the laws of the State of Florida (the "District"), **TOSCANA ISLES MASTER ASSOCIATION, INC.**, a Florida corporation not for profit (the "Master Association"), and **TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC.**, a Florida corporation not for profit (the "Maintenance Association").

RECITALS:

A. The District, the Master Association, and the Maintenance Association, (the "Parties") previously executed a maintenance agreement dated July 27, 2016, and amended on August 16, 2017, December 17, 2018, June 29, 2021 and December 9, 2021 (the "Maintenance Agreement").

B. The Parties reserved the right to amend the Maintenance Agreement at any time by written agreement.

C. The Parties desire to amend the Maintenance Agreement with respect to certain matters set forth herein.

D. The Maintenance Agreement shall be amended to add all of the property described in the plat of Toscana Isles, Unit 2, Phase 6 (the "Plat, Unit 6"), recorded in Plat Book 55, page 336, Public Records of Sarasota County, Florida, is also subject to the terms of the recorded Declaration, which shall be maintained by the Parties as provided for in the revised Maintenance Chart provided herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration in hand paid by the parties to one another, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, the Parties agree as follows:

1. The property included in the Plat, Unit 6 is hereby included as an area to be maintained by the Parties pursuant to the Maintenance Agreement.

2. The Master Association will be responsible to maintain and repair (excluding maintenance and repairs related in any way to construction defects), at its sole cost and expense, and the Maintenance Association will be responsible to maintain and repair (excluding maintenance and repairs related in any way to construction defects), at its sole cost and expense, the respective areas identified on the revised Maintenance Chart attached hereto and

incorporated herein as Exhibit "A" (the "Maintenance Chart").

3. Unless expressly modified herein, all other terms and conditions of the Agreement, as amended, shall remain the same.

IN WITNESS WHEREOF, the parties have signed this Amendment effective as of the date first abovesigned.

Cindy Carbone
Witness 1
James Taylor
Witness 2

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Alexander Hays
Name:
Alexander Hays
Chair/Vice Chair, Board of Supervisors

Alexander Hays
Witness 1
James Taylor
Witness 2

**TOSCANA ISLES MASTER
ASSOCIATION, INC.**

Alexander Hays
By: Alexander Hays
Its: President

Alexander Hays
Witness 1
James Taylor
Witness 2

**TOSCANA ISLES STORMWATER
MAINTENANCE ASSOCIATION,
INC.**

Alexander Hays
By: Alexander Hays
Its: President

EXHIBIT "A"
MAINTENANCE
CHART

TRACT	DESCRIPTION	RESPONSIBLE PARTY
100, 740	Common Area	Master Association
105	Landscape Easement area within Future Development Area, as depicted on Exhibit "B" attached to this Agreement	Master Association
700, 701	Future Development Area	Master Association
150, 250, 450, 451, 550, 551, 750, 751, 650, 651, 652, 653	District Property	Master Association
160, 161, 260, 261, 262, 560, 760	District Property	Maintenance Association
561, 562, 660, 661	Common Area	Maintenance Association
170,	District Property	Master Association
270, 470, 471, 570, 571, 770, 771, 772, 670, 671	Common Area	Master Association
180, 181, 281, 580, 581, 582, 780 (landward of erosion control barrier)	Common Area	Master Association
180, 181, 281, 580, 581, 582, 780 (erosion control barrier and seaward)	Common Area	Maintenance Association
Laurel Road Easement Area	Laurel Road Easement Area as described in the Laurel Road Property Easement	Master Association
Habitat for Humanity Easement Area	Habitat for Humanity Easement Area as described in the Habitat for Humanity Property Easement	Master Association

Caribbean Bay Easement Area	Caribbean Bay Easement Area as described in the Caribbean Bay Property Easement	Master Association
Emergency Access Easement Area	Emergency Access Easement Area as described in the Emergency Access Easement	Master Association
590	Common Area (Preservation Area)	Master Association or Maintenance Association (in accordance with management plan)

EXHIBIT C

CDD Ownership Exhibit

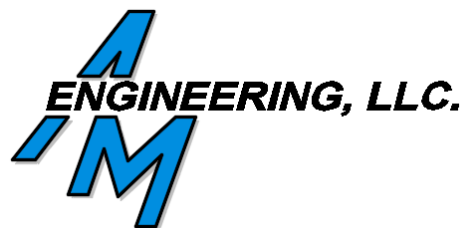
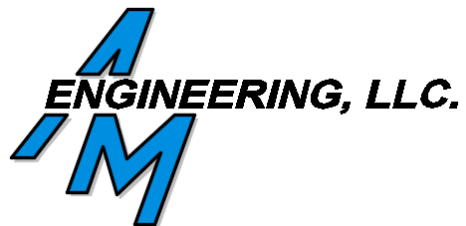


EXHIBIT D

Ownership & Maintenance Chart

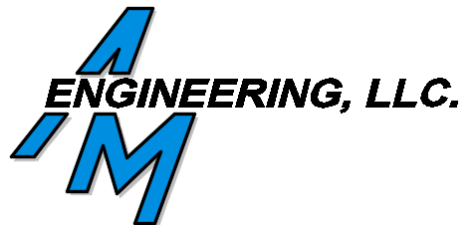


**EXHIBIT “D”
MAINTENANCE
CHART**

DESCRIPTION:	OWNED BY:	RESPONSIBLE PARTY:
Sidewalks	CDD	HOA
Domestic Water System	City of Venice	City of Venice
Sewer System	City of Venice or Sarasota County	City of Venice or Sarasota County
Central Irrigation System	HOA	HOA
Zone Irrigation Within CDD Owned Tracts	CDD	HOA
Storm Water Management System	CDD	Maintenance Association
Lake 2 Mitigation Area/Littoral Zone	CDD	Maintenance Association
Docks	Either individually owned or HOA owned	Either individually maintained or HOA maintained
Roads (including curbs & striping)	CDD	HOA
Entrance Water Fountain (including pumps & Mechanical Equipment)	CDD	HOA
Entry Gates (Main & Secondary Entrance), Northern Entry Median Signs	CDD	HOA
Entry Guardhouse	CDD	HOA
Fence and Walls within CDD Owned Tracts	CDD	HOA
Lift Station Fence	HOA	HOA
Stop Signs & Street Name Signs	CDD	HOA
Main Subdivision Entry Sign	HOA	HOA
Final Drainage Outfall Structure	Neither CDD nor HOA own	HOA has rights to Maintain Structure and the Drainage Ditch leading to the Structure
Knights Trail Road Sidewalk	HOA	HOA
Clubhouse & Amenities	HOA	HOA
Erosion Control Barrier	HOA	HOA

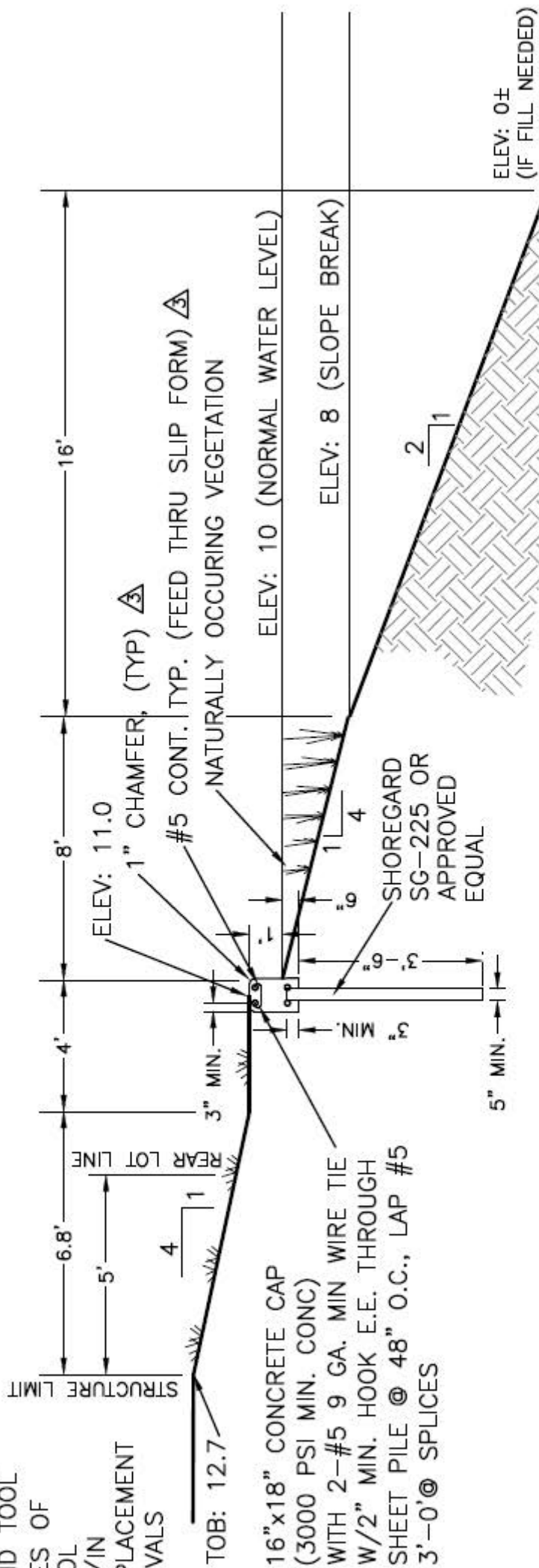
EXHIBIT E

Erosion Control Barrier (Slope Bank Protection) Detail



△

SAWCUT OR HAND TOOL
1" JOINT 3 FACES OF
EROSION CONTROL
BARRIER CAP W/IN
24 HOURS OF PLACEMENT
© 10'-0" INTERVALS
(MAX.)



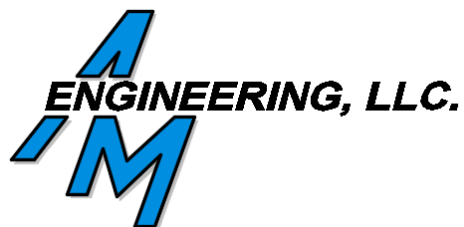
SLOPE BANK PROTECTION DETAIL OPTION A

SCALE: 1" = 5'

EXHIBIT F

Pictures

- #01 - Curb Crack 1 - 217 Teramo Way
- #02 - Curb Crack 2
- #03 - Curb Crack 3 - 252 Soliera Blvd
- #04 - Curb Crack 4 - 166 Veraza
- #05 - Erosion Control Barrier - Behind 1st house next to Sales Office (Lot 48)
- #06 - Erosion Control Barrier - 7 Spaces away from 1st Major Crack in Seawall
- #07 - Main Entry Fountain
- #08 - Main Entry
- #09 - Missing Stop Sign - Street Name Sign
- #10 - North Entrance
- #11 - Road Picture
- #12 - Safety Concern 1
- #13 - Safety Concern 2
- #14 - South End Ravello Blvd
- #15 - Street Name Sign Missing - Toscavilla Blvd/Veraza Ct



In front of 217 Teramo
Way






A photograph of a street scene. At the top is a lush green lawn. Below it is a concrete curb with a rusty metal grate. The curb is cracked and shows signs of wear. Below the curb is a dark asphalt road. The text "252 Soliera Blvd" is overlaid on the road.

252 Soliera Blvd

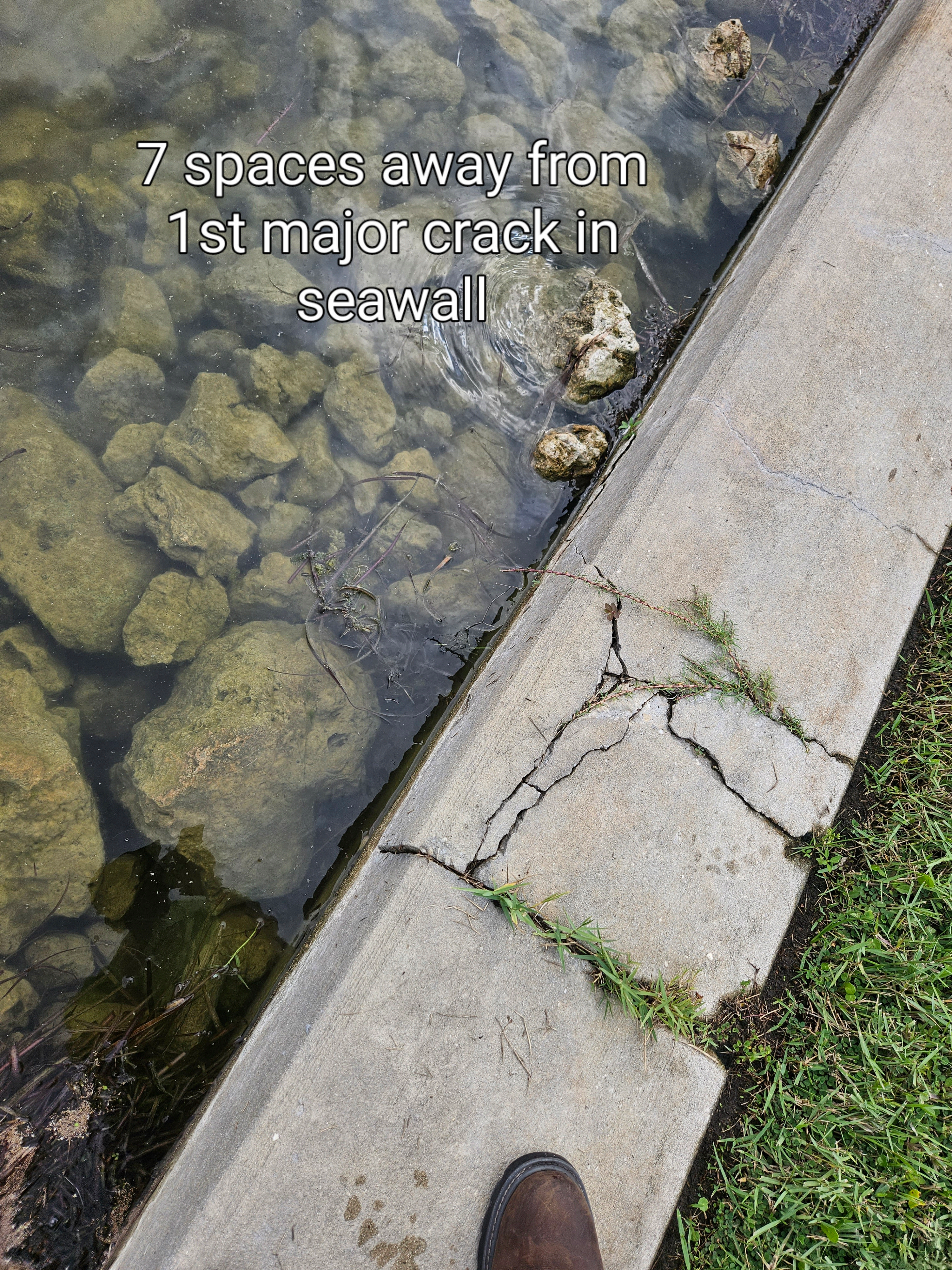


In front of 166 Veraza
Court

A photograph showing a brown leather boot with a black sole standing on a grey concrete surface. The concrete has a prominent vertical crack running down the center. To the left of the crack, there is a small, shallow pond filled with water and some green plants. The background consists of green grass. The text "Behind the 1st house next to the Sales Office, lot 48, I believe." is overlaid in white with a black outline at the bottom of the image.

Behind the 1st house
next to the Sales Office,
lot 48, I believe.

7 spaces away from
1st major crack in
seawall





















Street sign missing at
corner of Toscavilla
Blvd / Veraza Court

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2023 CANCELED	Regular Meeting	10:00 AM
November 1, 2023	Regular Meeting	10:00 AM
December 6, 2023	Regular Meeting	10:00 AM
January 3, 2024	Regular Meeting	10:00 AM
February 7, 2024	Regular Meeting	10:00 AM
March 6, 2024	Regular Meeting	10:00 AM
April 3, 2024	Regular Meeting	10:00 AM
May 1, 2024	Regular Meeting	10:00 AM
June 5, 2024	Regular Meeting	10:00 AM
July 3, 2024	Regular Meeting	10:00 AM
August 7, 2024	Regular Meeting	10:00 AM
September 4, 2024	Regular Meeting	10:00 AM