

# **TOSCANA ISLES**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**March 12, 2024**

**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**

March 5, 2024

**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 March 12, 2024 at 11:00 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. Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board **[5 minutes]**
3. Discussion/Consideration: Meeting Duration **[90 minutes]**
4. Approval of Minutes **[5 minutes]**
  - A. November 1, 2023 Regular Meeting
  - B. February 7, 2024 Regular Meeting
5. Chairman's Opening Remarks **[5 minutes]**
6. Resident Concerns **[5 minutes]**
  - Ownership of Roads and Curbing
7. Public Comments **[15 minutes]**
8. Consideration of Matters Related to Wisdom Properties, LLC vs. LALP Development, LLC, Toscana Isles Community Development District, and Toscana Isles Master Association, Inc., Case No. 2022 CA 004042 NC **[15 minutes]**
9. Discussion: Demand Letter to Juniper Landscaping of Florida, LLC for Completion of Warrant Work **[10 minutes]**
10. Acceptance of Unaudited Financial Statements as of January 31, 2024 **[3 minutes]**

11. Staff Reports [**10 minutes**]

- A. District Counsel: *Straley Robin Vericker*
- B. District Engineer: *AM Engineering, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: April 3, 2024 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

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

13. Public Comments [**15 minutes**]

14. 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**

**MINUTES A**

**DRAFT**

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on November 1, 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 (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Vivek Babbar (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
Diane Jochum	Resident/HOA Board Member

**Residents present:**

Joanne Koscielniak	Jim Tenney	Thomas Hart	Lisa Hart	Nancy Gibson
Raymond Foxwell	Bill Ambrose	Dennis Koroll	Irwin Block	Jeff Munzing
Other Residents				

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:01 a.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

41 Mr. Blaser read portions of Resolution 2021-05 concerning conduct in CDD meetings.

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43 **THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Meeting  
Duration [1.05 hour]**

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46 Mr. Blaser hoped to conduct the meeting within 1.05 hours.

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48 **FOURTH ORDER OF BUSINESS**

**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]**

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56 This item was presented following the Fifth Order of Business.

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58 **FIFTH ORDER OF BUSINESS**

**Approval of September 6 2023 Public  
Hearing and Regular Meeting Minutes [2  
minutes]**

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**On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the  
September 6, 2023 Public Hearing and Regular Meeting Minutes, as presented,  
were approved.**

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- 67 **▪ Consideration of Resolution 2024-01, Adopting Revised Policies Relating to Golf Carts**
- 68 **on District Property; Designating Certain District Roads and Areas for Golf Cart Use;**
- 69 **Providing for Conflicts, Severability, and an Effective Date [5 minutes]**

70 **This item, previously the Fourth Order of Business, was presented out of order.**

71 Mr. Babbar stated Resolution 2024-01 depicts policy changes with respect to golf carts  
72 and raising the age limit to 18. Some requirements and language were streamlined to ensure  
73 compliance with State laws.

74 **Mr. Blaser opened Public Comments.**

75 Resident and HOA Board Member Diane Jochum noted that the HOA adopted the same  
76 policies pertaining to age limits, including permits, and adopted the registration requirement,

77 which is done at the office at no cost. Mr. Blaser asked if the CDD needs to incorporate the HOA  
78 policy into the CDD Policy. Mr. Babber stated it is already covered under Section 7e.

79 A resident asked if the State requires insurance on the golf carts. It was noted that  
80 Section 7B requires proper insurance; some think it is homeowner's insurance that covers it.

81 Resident Irwin Block asked how the registration requirement will be enforced. Ms.  
82 Sanchez stated it is an HOA question; she suggested speaking to Ms. Jochum after the meeting.

83 Having reviewed statutes, Mr. Babbar stated that low speed vehicles require liability  
84 insurance. He noted that golf cart usage in the CDD is a privilege, not a right.

85 A resident asked about a policy for golf carts and asked why it does not require  
86 insurance on motorcycles, motorized bikes and skateboards. It was noted that those are  
87 governed by Florida Law and golf cart usage is regulated by local governmental entities.

88 **Mr. Blaser closed Public Comments.**

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90 **On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor,**  
91 **Resolution 2024-01, Adopting Revised Policies Relating to Golf Carts on District**  
92 **Property; Designating Certain District Roads and Areas for Golf Cart Use;**  
93 **Providing for Conflicts, Severability, and an Effective Date, was adopted.**

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96 **SIXTH ORDER OF BUSINESS**

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

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98 Mr. Blaser deferred his remarks to after Juniper Landscaping's (Juniper) update.

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100 **SEVENTH ORDER OF BUSINESS**

**Public Comments [15 minutes]**

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102 Resident Nancy Gibson asked about the study to determine ownership/responsibilities  
103 of the CDD and the HOA. Ms. Sanchez stated that will be covered later in the meeting.

104 Resident Dennis Koroll asked if it is the responsibility of the CDD or HOA to install and  
105 pay for weight limit signs on bridges. He thinks the District Engineer stated the weight capacity  
106 is 20 to 25 tons. He asked for signage with that information to be installed on the bridge. Ms.  
107 Sanchez stated that the District Engineer can provide a response, if available; otherwise, it will  
108 be provided at the next meeting. Regarding Mr. Blaser's comment that the Florida Department

109 of Transportation (FDOT) determines the appropriateness of signs, Mr. Korol voiced his opinion  
110 that FDOT regulations should not matter if the homeowners want signs posted.

111 Mr. Block voiced concern about liability litigation. He believes posting a weight limit sign  
112 has a significant risk mitigation on the CDD; in the event of trucks damaging the bridge, the  
113 burden becomes on the party who caused the damage.

114 A resident asked for the CDD to provide the drawings for the clubhouse and guardhouse  
115 to the HOA. He thinks it will be helpful when mechanical and control issues arise.

116 Ms. Sanchez read the following email from Mr. Leins regarding the bridges:

117 "As far as the weight limits on bridges and required signage; the design of these  
118 bridges meet FDOT standards with a weight capacity of 20 to 25 tons. Whether  
119 to post signs or not would be an HOA call, but there are not too many vehicles  
120 that exceed those limits. A fully loaded cement truck could exceed those limits,  
121 but they would be using a construction entrance."

122 Mr. Leins affirmed the above statement.

123 A resident stated that cement and sod trucks are accessing through the south gate and  
124 not adhering to the sign directing construction traffic to the north gate. Asked who oversees  
125 the gates, Mr. Blaser stated that it is the HOA.

126 Mr. Blaser asked if the CDD should research liability concerning the bridges. Mr. Babbar  
127 stated that the Agreement with the HOA covers liability and incidents.

128 It was noted that information about the missing stop signs and whether the signs are  
129 FDOT compliant will be addressed later in the meeting.

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131 **EIGHTH ORDER OF BUSINESS**

**Update: Juniper Landscaping Sabal Palm  
Warranty Work [5 minutes]**

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134 In his absence, Ms. Sanchez presented Mr. Scappatura's email list of the following  
135 outstanding items:

136 ➤ The remaining punch list items from Mr. Schmitt have not been completed.

137 ➤ A few more palms on Soliera need bracing.

138 ➤ A few more holes need to be filled.

139 ➤ Two piles of 2x4's need to be picked up.

140 Mr. Blaser asked Mr. Babber about the next step regarding legal action. Mr. Babber  
141 stated he will contact Ms. Sanchez offline to review Juniper's actions to determine if a phone  
142 call or demand letter is needed.

143 Mr. Blaser referred to Line 114 of the last meeting minutes and asked Ms. Sanchez if  
144 Juniper is backing out of Mr. Scappatura's response about addressing outstanding items. Ms.  
145 Sanchez stated she could not determine that from Mr. Scappatura's recent email.

146 Mr. Schmitt reviewed the sabal palm warranty terms with Juniper, paying Juniper to  
147 address hurricane related damages, Mr. Scappatura's verbal commitment to fill the holes and  
148 remove stakes and Juniper's unwillingness to finish the punch list items, since the HOA  
149 terminated them.

150 Suggestions to address this matter included having the HOA get the work done and  
151 charge the CDD and/or filing a claim with Juniper's insurance carrier for not fulfilling the  
152 contract. The consensus was for Mr. Babber to send a letter to Mr. DaMont, at Juniper, to  
153 include certain language and to appoint Mr. Schmitt as the contact person.

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155 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of September 30, 2023 [3  
minutes]**

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159 **On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the**  
160 **Unaudited Financial Statements as of September 30, 2023, were accepted.**

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163 **TENTH ORDER OF BUSINESS**

**Staff Reports [10 minutes]**

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

166 Mr. Babbar stated he received a request for a Shade Session within a Public Meeting to  
167 discuss the 2022 litigation involving Wisdom Properties, LLC versus the CDD, HOA and  
168 Developer. A request was made for full mediation and to discuss the settlement offer.

169 Mr. Babbar formally requested a Shade Session for advice concerning the litigation; the  
170 subject matter will be confined to settlement negotiations and strategy sessions related to the  
171 litigation and expenditures.

172 The notice for the Shade Session will include the Board Members, CDD Staff with  
173 relevant information, Mr. Schmitt, District Counsel, Defense Counsel and the District Engineer.  
174 Members of the public cannot attend this portion of the meeting. A Court Reporter will  
175 transcribe the meeting, which will be made public once litigation has concluded.

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177 **On MOTION by Mr. Contardo and seconded by Mr. Schmitt, with all in favor,**  
178 **holding a Shade Session on Wednesday, December 6, 2023 at 9:00 a.m., at the**  
179 **Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275, and**  
180 **authorizing District Counsel to arrange the newspaper advertisement and**  
181 **engage a Court Reporter, was approved.**

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

185 • **Inspection Report Regarding CDD Ownership**

186 Mr. Leins presented the Inspection Report dated October 27, 2023 and responded to  
187 questions about recommendations to address safety matters noted in his Report, such as  
188 installing signage and landscaping or fencing at dead end streets. A Board Member asked if  
189 reflectors can be installed around the curbs to illuminate the islands. Mr. Leins replied  
190 affirmatively and stated another option is to use reflective paint.

191 Mr. Schmitt noted broken curbs and scars in the asphalt roadways need to be repaired.  
192 He voiced his belief that the top coat is not typically installed on roadways until construction is  
193 completed and asked why the protocol changed with construction still ongoing. Mr. Leins  
194 stated asphalt lifts are done both ways and there is no requirement to do the roads in two lifts.

195 Mr. Schmitt asked if the CDD can have the builder repair the damaged roadways. Mr.  
196 Babbar stated the CDD has no recourse unless there is a latent defect or it is not the best  
197 recommended practice. The CDD can send a letter to the Developer/contractor but, if the City  
198 and County requirements were met and it failed, they have sufficient defenses supporting that  
199 they did what they were obligated to do and complied with those requirements.

200 Mr. Babbar and Mr. Leins addressed questions about recourse, which involves obtaining  
201 evidence to prove which party is responsible for repairing damaged roadways and sidewalks.

202 Regarding the irrigation system issues, Ms. Sanchez recalled that the Board approved  
203 engaging a third party to assess the system after completion of Mr. Liens' Inspection Report.

204 Discussion ensued about identifying which improvements were paid for with bond funds  
205 and water quality testing being excluded from the scope, which affects the irrigation system.

206 Mr. Liens confirmed that the traffic signs are FDOT compliant.

207 A Board Member thinks the CDD should know who repaired the roads and sidewalks  
208 and how they were repaired before sending a letter to the Developer/Builder. A Board Member  
209 voiced their belief that the CDD will receive information once the letter is sent. Ms. Sanchez  
210 was asked to research who previously performed the repairs.

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212 **On MOTION by Mr. Traczuk and seconded by Mr. Schmitt, with all in favor,**  
213 **authorizing District Counsel to draft and send a letter to the Developer/Builder**  
214 **asking for the roadways, gutters and sidewalks damaged during construction to**  
215 **be repaired, was approved.**

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218 **Supervisor Collins left the meeting at 11:11 a.m.**

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

220 • **NEXT MEETING DATE: December 6, 2023 at 10:00 AM**

221 ○ **QUORUM CHECK**

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223 **ELEVENTH ORDER OF BUSINESS**

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

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226 This item was presented following the Twelfth Order of Business.

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228 **TWELFTH ORDER OF BUSINESS**

**Public Comments [15 minutes]**

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230 Ms. Gibson noted that the sidewalk on Soliera was repaired a few weeks ago and  
231 concrete was spilled on the driveways.

232 Resident Thomas Hart voiced his belief that curbing was funded with CDD bond funds  
233 and that the curbs were replaced more than once because the neighbors photographed the  
234 damaged areas and complained. He thinks the Curbcos invoice should show the repairs made.

235 Ms. Jochum voiced her opinion that copying Mr. Peshkin on the letter to Juniper might  
236 push Juniper to expedite completion of the outstanding items, since it was his construction  
237 warranty. She suggested scheduling a final walkthrough with the CDD, HOA and Juniper, to  
238 ensure all parties are on the same page before signing off that any repairs are completed.

239 Resident Jeff Munzing asked if Juniper had notified the CDD that they had a problem  
240 with irrigation. He believes that the roadways' transverse cracking could have been prevented if  
241 the developer proceeded with the original plans. He suggested the community submit pictures  
242 to the CDD of how the roads were paved and of troubled areas and that the Developer should  
243 have an expert with them on the walkthrough to identify failed roads. In his opinion, the  
244 current condition will not last to the 20-year life expectancy as noted in the Reserve Study. He  
245 thinks the CDD should hold all parties accountable.

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

247 **This item, previously the Eleventh Order of Business, was presented out of order.**

248 Mr. Traczuk stated his belief that the Builder or Developer should make the repairs and  
249 that the CDD and/or HOA should not fund the repairs.

250 Mr. Schmitt clarified an earlier comment that, when the CDD expends funds, those  
251 funds originate from the homeowners' assessments.

252 Mr. Blaser asked for clarification as to how the CDD pays for items that the HOA  
253 maintains. Ms. Sanchez stated she would email the information.

254 Regarding payment, Mr. Blaser voiced his opinion that the CDD should find out who was  
255 on the CDD Board at that time.

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257 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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<b>On MOTION by Mr. Blaser and seconded by Mr. Schmitt, with all in favor, the meeting adjourned at 11:24 a.m.</b>
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Secretary/Assistant Secretary

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Chair/Vice Chair

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES B**

**DRAFT**

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

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The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on February 7, 2024, 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:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Vivek Babbar (via telephone)	District Counsel

**Residents present:**

Thomas Hart	Lisa Hart	Doug Falter	Raymond Foxwell
Tom Gerson	Alan Hintz	Collen Gibbs	Anthony Nicholas
Dennis Koroll	Jeff Munzing	Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:19 a.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Mr. Blaser read portions of Resolution 2021-05 concerning conduct in CDD meetings.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Meeting Duration [1.20 hours]**

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Mr. Blaser hoped to conduct the meeting within 1.20 hours.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes [5 minutes]**

**A. November 1, 2023 Regular Meeting**

Ms. Sanchez pointed out revisions to the minutes, which were deferred at the last meeting.

Mr. Schmitt asked to delete the last two sentences on Lines 127 through 129, as the District Engineer told him he would not have said it. Since other Board Members wanted the information confirmed, Mr. Blaser polled the Board. The consensus was for Ms. Sanchez to review the audio for accuracy and, if still needed, confirm the statement with the District Engineer.

This item was deferred.

**B. December 6, 2023 Regular Meeting**

**On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the December 6, 2023 Regular Meeting Minutes, as presented, were approved.**

**FIFTH ORDER OF BUSINESS**

**Chairman’s Opening Remarks [5 minutes]**

Mr. Blaser thanked everyone for attending the meeting.

**SIXTH ORDER OF BUSINESS**

**Public Comments [15 minutes]**

Resident Jeff Munzing asked if the CDD needs reserve funds and if other CDD’s have a reserve.

Resident Alan Hintz stated that he observed broken curbs in front of his residence. He thinks construction equipment is causing the damage and asked if the builder is responsible for repairing them, who owns the streets and the curbs and if the streets and curbs will be turned over to the County.

76 Resident Anthony Nicholas asked who is responsible for damage to CDD infrastructure  
77 pre and post taking over the HOA. He asked if any part of the CDD assessments go to towards  
78 maintenance.

79 Resident Raymond Foxwell asked about the CDD's position on the Wisdom Property  
80 Development litigation.

81 Responding to Mr. Munzing's question, Ms. Sanchez stated that most CDDs want to  
82 have reserve funds as the CDD starts to age but it is not a requirement. Ms. Cerbone stated that  
83 the CDD has a Maintenance Agreement with the HOA so the HOA is the entity that establishes  
84 reserves for ongoing short-term and long-term maintenance expenses. Regarding reserves,  
85 some CDD's reserve only for lake banks and some think reserves fall in the line of the HOA, if  
86 the CDD has an Agreement with the HOA.

87 Regarding comments about the curbs and streets and if the builder will be held  
88 responsible. Ms. Sanchez stated that, as to responsibility, this will be discussed during Item 10A.  
89 As to ownership, Mr. Leins provided a Report about this at a prior meeting; she will email the  
90 information to the resident.

91 Responding to Mr. Nicolas' question, Ms. Sanchez stated that the CDD budget excludes  
92 field operations costs. Ms. Cerbone stated that the CDD's assessment amount is comprised of  
93 Operations & Maintenance (O&M) costs for Professional and Administrative expenses and Debt  
94 Service costs. There are no field operations costs in the assessments amount.

95 Responding to Mr. Foxwell's question, Ms. Sanchez stated there is no new information  
96 about the Wisdom Property Development litigation. Ms. Cerbone stated that a Shade Session  
97 was held before this meeting and, per Florida Statute, information from that session will not be  
98 made public until the litigation has concluded.

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100 **SEVENTH ORDER OF BUSINESS**

**Consideration of Matters Related to  
Wisdom Properties, LLC vs. LALP  
Development, LLC, Toscana Isles  
Community Development District, and  
Toscana Isles Master Association, Inc., Case  
No 2022 CA 004042 NC [15 minutes]**

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107 Mr. Blaser nominated Mr. Schmitt to be the CDD Board representative at the next  
108 mediation meeting. No other nominations were made.

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**On MOTION by Mr. Blaser and seconded by Mr. Traczuk, with all in favor, designating Mr. Paul Schmitt to be the CDD Board representative and authorizing him to attend the next mediation meeting on February 15, 2024, at 10:00 a.m., via Zoom, was approved.**

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**EIGHTH ORDER OF BUSINESS**

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**Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [5 minutes]**

Ms. Sanchez presented Resolution 2024-02. Seats 2, 4 and 5, currently held by Mr. Collins, Mr. Traczuk and Mr. Schmitt, respectively, will be up for election at the November 2024 General Election. She reviewed the candidate qualification process and the candidate qualifying period, which runs from noon, June 10, 2024 to noon, June 14, 2024.

**On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2023 [3 minutes]**

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

**TENTH ORDER OF BUSINESS**

**Staff Reports [10 minutes]**

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

151 Mr. Babbar stated that the prior authorization to conduct other Shade Sessions related  
152 to the litigation described in the Seventh Order of Business, which will be needed in the future,  
153 will remain ongoing. He will continue working with Staff regarding the appropriate newspaper  
154 advertisements for such meetings.

155 • **Required Ethics Training**

156 Mr. Babbar stated that, once the Florida Association of Special Districts announces its  
157 ethics training courses and fees tailored to Special Districts and the current legislative session  
158 ends on March 8, 2024, he will present a memorandum covering the training options available  
159 to the CDD Board Members and any legislation that changed or impacts the CDD.

160 • **Draft Demand Letter to Juniper Landscaping of Florida, LLC**

161 After speaking with Board Members, Ms. Sanchez provided changes to the draft letter,  
162 which should be addressed to Mr. Dan DaMont, Mr. Anthony Scappatura's Supervisor; Mr.  
163 Anthony Scappatura should be copied on the letter.

164 Discussion ensued regarding a request to address the letter to Juniper's owner and  
165 instead copying Mr. DaMont and having Ms. Sanchez find out how much the HOA spent related  
166 to the warranty work and obtain quotes from the HOA's landscaper to complete Juniper's work,  
167 for which Juniper can be sued for damages.

168 • **Draft Demand Letter to D.R. Horton**

169 Mr. Babbar recalled previously advising that that there is no obligation, contract or  
170 enforcement for the Developer because the builder's operation caused the damage.

171 Discussion ensued regarding who to address the letter to and adding additional  
172 language about the curbs and sidewalks falling apart and clarifying that, unless contractors  
173 damaged the roadways, this would fall under the CDD's purview, for which they can provide  
174 documents related to the CDD roadways.

175 Mr. Babbar was directed to address the letter to Mr. Justin Robins, Southeast President  
176 of D.R. Horton, and copy Mr. Michael Fusco. He recommended having the District Engineer or  
177 an expert investigate what materials and process was used for the curbs and sidewalk and  
178 revise the letter to ask the builder provide the contractor's name and information about the  
179 materials used and the sidewalk installation and construction processes.

180 The Board asked for one final review of the draft before Mr. Babbar transmits the letter.

181

182 **On MOTION by Mr. Traczuk and seconded by Mr. Schmitt, with all in favor, the**  
183 **draft demand letter to D.R. Horton, as amended, and the draft demand letter**  
184 **to Juniper Landscaping of Florida, LLC, as amended, were approved.**

185  
186  
187 Ms. Cerbone reviewed the new process for Supervisors to electronically file Form 1 with  
188 the Commission on Ethics instead of with the local Supervisor of Elections office. She will  
189 forward an email from the Commission on Ethics regarding registering and electronically filing  
190 Form 1 in 2024. The ethics training requirement will be notated when filing Form 1 in 2025.

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

192 There was no report.

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

- 194 • **NEXT MEETING DATE: March 6, 2024 at 10:00 AM**  
195 ○ **QUORUM CHECK**

196 The next meeting will be on March 6, 2024, unless cancelled.

197  
198 **ELEVENTH ORDER OF BUSINESS**

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

199  
200  
201 Mr. Blaser stated that he wants the Juniper matter resolved quickly.

202 A Board Member asked Mr. Blaser if he is well-apprised about the work he did regarding  
203 Juniper or if he needs to be briefed about the letter. Mr. Blaser replied no and noted the only  
204 comments received were that the Juniper matter has gone on too long and that it needs to be  
205 resolved and they need to keep moving on the construction management.

206 A Board Member asked if any questions from the last meeting still need to be answered.  
207 Ms. Sanchez replied no; she received several public records requests subsequent to the  
208 meeting and all were addressed.

209  
210 **TWELFTH ORDER OF BUSINESS**

**Public Comments [15 minutes]**

211  
212 A resident asked if the financial statements are posted on the CDD website, how  
213 residents can obtain Staff's answers to questions posed by other residents and where the  
214 document showing who is responsible for the CDD streets is located.

215 Mr. Munzing thanked Ms. Sanchez for sending the roadway documents he requested.  
216 He voiced his opinion that the core samples do not match the approved plans for the subgrade.  
217 He thanked Ms. Sanchez and Ms. Cerbone for providing information about the bridges that are  
218 20 to 25 tons and noted that the current HOA Board denied the request for signage.

219 As to how other residents can obtain Staff's responses to questions from other residents  
220 Ms. Sanchez stated that questions serving a general purpose will be on the agenda as a bullet  
221 point but public records requests will not be on the agenda; however, residents can share the  
222 information with other residents.

223 Mr. Blaser encouraged residents to look for documents on the CDD website. Ms.  
224 Cerbone stated that only the documents required by the Florida Statutes are posted on the  
225 website. She noted that the CDD does not have any HOA documents, unless the CDD entered  
226 into an Agreement with the HOA.

227 Regarding an earlier matter, Ms. Cerbone stated that the CDD does not have a  
228 document with D.R. Horton about building the sidewalks as they complete the homes. She  
229 thinks D.R. Horton would not be required to produce that document to the CDD, since the CDD  
230 is not the governing authority over the sidewalks with regard to damages. She asked Mr.  
231 Babbar to comment.

232 Mr. Blaser asked how the CDD owns the sidewalks D.R. Horton built on the CDD's  
233 easement when the CDD does not own the light poles Florida Power & Light (FPL) installed on  
234 the same easement. Mr. Babbar explained the difference between sidewalk easements and  
235 utility right-of-way (ROW). Sidewalk improvements are based on the plat, current building  
236 codes and development plans at the time of construction. Regarding sidewalks, there is no  
237 documentation, other than the building codes and development plans at the time of  
238 construction.

239 A Board Member stated he is waiting for the HOA President to respond to his email  
240 asking for any turnover language from the builder or Developer regarding warranties.

241

242 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

243

244

245

246

**On MOTION by Mr. Blaser and seconded by Mr. Schmitt, with all in favor, the meeting adjourned at 11:24 a.m.**

247  
248  
249  
250  
251

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

# Straley Robin Vericker

## Attorneys at Law

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February 14, 2024

### *Via Email*

Juniper Landscaping of Florida, LLC (“**Juniper**”)

Attn: Brandon Duke

[Brandon@juniperlandscaping.com](mailto:Brandon@juniperlandscaping.com)

**Re: Toscana Isles Community Development District  
Demand Letter for Completion of Warranty Work**

Dear Brandon,

The Board of Supervisors (“**Board**”) of the Toscana Isles Community Development District (the “**District**”) requested that I send you this letter. The District is beyond disappointed and frustrated that the warranty work has yet to be completed and that you have ignored communications from the District Manager.

A portion of the remainder warranty work is described in the following email excerpts between the District Manager (with some modifications by me for clarity and keeping things concise):

1. 200 Soliera St. Clean up next to common area along the fence that runs along Gene Green Rd.  
**Juniper's Response:**
  - a. We will be able to go ahead and clean up the debris and 2x2s. There will be no more replacement material.
  - b. We expect to have everything completed by end of next week (**sent 7/31**). We're having a little trouble getting the zoysia turf at the moment.
2. 304 Soliera Street. **Juniper's Response:**
  - a. We will take care of the turf replacement needs behind this home with the approved budget. We will also add additional tree stakes to the trees if needed.
  - b. We expect to have everything completed by end of next week (**sent 7/31**). We're having a little trouble getting the zoysia turf at the moment.
  - c. **8/4 Update:** Sod replacement was completed today at the corner of Soliera and Vinadio. In addition, we replaced the backyard of 304 Soliera. The team is reporting low pressure on the irrigation. Our team will be by to program both areas to run daily.
3. Agree to five more Sabals in the corner of Vinadio out of good faith, but that will be the end.  
**Juniper's Follow Up:**
  - a. There will be no more additional warranty material after this, please understand our contract ended with the association May 15.
  - b. Since our departure, we know longer have any control over the irrigation programming.
  - c. In addition, the master association replaced all four of their pump stations, leading to the water being off for an unknown period of time.
  - d. To add, we just went through an extreme drought, which also voids warranty.
  - e. The crew finished the items on Vinadio along with replacing five Sabals on the bend.
  - f. **As of 10/26:** Soliera: Some of the Sabal palms that are leaning will remain, as there is no access.
    - i. We will have to add tree stakes.
    - ii. Handful of holes we need to fill

- iii. A couple piles of 2x4s that need to be removed.
- 4. October 26: Mulch was supposed to be put down around the fishtail palms and other new plants. **Juniper's Response:**
  - a. The irrigation system at the fishtail palms has a major leak (at 193 Vinadio).
  - b. It has been a while so it has likely faded and thinned out. No additional mulch will be put down.
  - c. The irrigation leak needs to be addressed by the association maintenance company. We did this inspection, and everything was working When the palms went in weeks ago. That break must be after the fact that I do not recommend waiting until we get out there to fix it.
- 5. No further stump removal on Soliera unless HOA pays for it. I also do not recommend removing most of them as it will damage the integrity of the existing remaining sabals.
- 6. November 10: I reviewed the buffer this week, and it looks like the association had somebody come through and remove all tree staking, including some of the trees we restate along with some of the replacements. At this point, Juniper is complete on this buffer, and any additional work would have to be billed to the association. All replacements have been installed, and turf was replaced.

Additionally, no formal response was provided to the punch list of items provided by Supervisor Paul Schmitt sent on August 7<sup>th</sup> (*they have been modified to be grouped in categories for this letter*):

Vanadia Street Sabal Palm Issues:

- 1) Leaning Issues but no staking issue:
  - a. 149 Vanadia- A Sabal is leaning on a new palm. Another Sabal is also leaning on a palm.
  - b. 141 Vanadia- 3 Sabals are leaning on other palms (staking is falling apart)
  - c. 169 Vanadia- A Sabal is leaning too much.
  - d. 205 Vanadia A Sabal is leaning too much.
  - e. 245 Vanadia -A Sabal leaning on another palm.
- 2) Leaning Sables with no Staking:
  - a. 201 Vanadia -Several tall palms leaning that are not staked.
  - b. 209 Vanadia
  - c. 213-217 Vanadia
  - d. 221-225 Vanadia
  - e. 237-241 Vanadia
- 3) Looks like dead Sabals
  - a. 157 Vanadia A newly planted Sabal is dead.
  - b. 161 Vanadia Two tall palms are dead.
  - c. 221 Vanadia A newly planted Sabal is dead.
- 4) 145 Vanadia
  - i. Large holes in the ground left behind after palm removal all along this side.
  - ii. Large piece of stump
  - iii. Staking is broken, rotted and falling apart.
- 5) 185 Vanadia
  - i. Three Sabals are leaning.
  - ii. Five newly planted Sabals are dead.
  - iii. A stump needs to be cut down.
  - iv. Newly installed staking is broken (Two palms).

Soliera Street Sabal Palm Issues:

- 1) Leaning Sables with no Staking:
  - a. 332 Soliera
  - b. 324 Soliera – 2 trees
  - c. 316-312 Soliera – 2 trees
- 2) Looks like dead Sabals
  - a. 304 Soliera – 7 Trees
  - b. 296 Soliera
- 3) Multiple Things:
  - a. 290 Soliera
    - i. Leaning Sabal with no staking
    - ii. One newly planted Sabal is dead.
  - b. 228 Soliera
    - i. Largehole in the ground
    - ii. Broken staking
  - c. 200 Soliera
    - i. Piles of stakes
  - d. 172 Soliera -Large hole in the ground
  - e. 281 Soliera - Large pile of broken Stakes:
  - f. 273 Soliera Large pile of broken stakes

The District followed up with the Association regarding some of the alleged work you believed they or their vendor performed, but they assert that such work did not take place. The District understands your position with respect to the irrigation issues, drought, and no further stump removal on Soliera, but demands that Juniper complete the remainder of the warranty work and coordinate with the District Manager and a designated Board Member a time in which they can walk the property, review the issues, and come up with a plan to complete the warranty work. Alternatively, Juniper can send a check to the District so that it could complete the warranty work with another vendor. If Juniper is unwilling or fails to coordinate and cooperate with the District, then the District may take action to pursue any and all rights and remedies provided for by Florida law.

Sincerely,

*Vivek K. Babbar*

Vivek K. Babbar  
*Board Certified in City, County,  
and Local Government Law*

cc via email. Dan Damont, Chief Revenue Officer, [dan@juniperlandscaping.com](mailto:dan@juniperlandscaping.com)  
Anthony Scappatura, Operations Manager, [Ascappatura@juniperlandscaping.com](mailto:Ascappatura@juniperlandscaping.com)  
Keith Scappatura, Associate Branch Manager/Operations,  
[keithscappatura@juniperlandscaping.com](mailto:keithscappatura@juniperlandscaping.com)  
Board of Supervisors  
Jamie Sanchez, District Manager

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2024**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2024**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 305,856	\$ -	\$ -	\$ 305,856
Investments				
Reserve	-	710,363	804,077	1,514,440
Prepayment	-	118	719	837
Revenue	-	904,232	1,039,912	1,944,144
Due from general fund	-	61,848	85,541	147,389
Total assets	<u>\$ 305,856</u>	<u>\$1,676,561</u>	<u>\$1,930,249</u>	<u>\$ 3,912,666</u>
<b>LIABILITIES</b>				
Liabilities:				
Due to debt service fund 2014	\$ 61,848	\$ -	\$ -	\$ 61,848
Due to debt service fund 2018	85,541	-	-	85,541
Total liabilities	<u>147,389</u>	<u>-</u>	<u>-</u>	<u>147,389</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	1,676,561	1,930,249	3,606,810
Assigned				
Three months working capital	41,772	-	-	41,772
Unassigned	116,695	-	-	116,695
Total fund balances	<u>158,467</u>	<u>1,676,561</u>	<u>1,930,249</u>	<u>3,765,277</u>
Total liabilities and fund balances	<u>\$ 305,856</u>	<u>\$1,676,561</u>	<u>\$1,930,249</u>	<u>\$ 3,912,666</u>

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 11,152	\$ 129,553	\$ 139,582	93%
Interest and miscellaneous	11	18	-	N/A
Total revenues	<u>11,163</u>	<u>129,571</u>	<u>139,582</u>	93%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisor's fees	-	2,000	12,000	17%
FICA	-	153	918	17%
Management/accounting/recording	3,643	14,574	43,721	33%
Debt service fund accounting	644	2,575	7,725	33%
Legal	-	497	36,000	1%
Engineering	-	7,600	5,000	152%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	667	2,000	33%
Trustee	5,476	10,402	11,236	93%
Telephone	17	67	200	34%
Postage	-	10	500	2%
Printing & binding	42	167	500	33%
Legal advertising	-	261	1,200	22%
Annual special district fee	-	175	175	100%
Insurance	-	8,467	9,167	92%
Contingencies/bank charges	28	97	1,000	10%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>10,017</u>	<u>48,417</u>	<u>137,407</u>	35%
<b>Other fees &amp; charges</b>				
Tax collector	161	1,937	2,181	89%
Total other fees & charges	<u>161</u>	<u>1,937</u>	<u>2,181</u>	89%
Total expenditures	<u>10,178</u>	<u>50,354</u>	<u>139,588</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	985	79,217	(6)	
Fund balances - beginning	157,482	79,250	62,329	
Assigned				
Three months working capital	41,772	41,772	41,772	
Unassigned	116,695	116,695	20,551	
Fund balances - ending	<u>\$ 158,467</u>	<u>\$ 158,467</u>	<u>\$ 62,323</u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2014  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 62,751	\$ 728,968	\$ 785,537	93%
Interest	-	15,682	-	N/A
Total revenues	<u>62,751</u>	<u>744,650</u>	<u>785,537</u>	95%
<b>EXPENDITURES</b>				
Principal	-	205,000	205,000	100%
Interest	-	276,056	546,219	51%
Tax collector	904	10,897	12,274	89%
Total expenditures	<u>904</u>	<u>491,953</u>	<u>763,493</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	61,847	252,697	22,044	
Fund balances - beginning	1,614,714	1,423,864	1,381,547	
Fund balances - ending	<u>\$ 1,676,561</u>	<u>\$ 1,676,561</u>	<u>\$ 1,403,591</u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018  
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 86,791	\$ 1,008,235	\$ 1,086,623	93%
Interest	-	17,843	-	N/A
Total revenues	<u>86,791</u>	<u>1,026,078</u>	<u>1,086,623</u>	94%
<b>EXPENDITURES</b>				
Principal	-	265,000	265,000	100%
Interest		400,894	795,991	50%
Tax collector	1,250	15,072	16,978	89%
Total expenditures	<u>1,250</u>	<u>680,966</u>	<u>1,077,969</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	85,541	345,112	8,654	
Fund balances - beginning	<u>1,844,708</u>	<u>1,585,137</u>	<u>1,532,589</u>	
Fund balances - ending	<u><u>\$ 1,930,249</u></u>	<u><u>\$ 1,930,249</u></u>	<u><u>\$ 1,541,243</u></u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 4, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 1, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 6, 2023</b>	<b>Special Meeting and Attorney-Client Session Shade Meeting</b>	<b>9:00 AM</b>
<b>December 6, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 3, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 7, 2024</b>	<b>Attorney-Client Session Shade Meeting</b>	<b>9:00 AM</b>
<b>February 7, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 6, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 12, 2024</b>	<b>Attorney-Client Session Shade Meeting</b>	<b>10:00 AM</b>
<b>March 12, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 3, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 1, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 5, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 3, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 7, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 4, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>