

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on February 5, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

**Present were:**

Scott Blaser	Chair
William Contardo	Vice Chair
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary

**Also present:**

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Paul Schmitt	Supervisor-Appointee
Diane Jochum	Resident and Master HOA Board Member

**Residents present:**

Tom Hart	Alan Hintz	Dennis Koroll	Paula Steinert	Helen Newmerzyckyj
Lisa Hart	George Guo	Charles Tanton	Tom Koonsman	Phil Markiewicz
Sue Perry	Bill Ambrose	Aaron Weikle	Czrlo Quintiliani	Maryann Bozich-DiLuigi

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Blaser called the meeting to order at 10:00 a.m. Supervisors Blaser, Contardo, Collins and Traczuk were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

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

Mr. Blaser reviewed portions of Resolution 2021-05.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly  
Elected Supervisors [James Collins – Seat 2,  
Michael Traczuk – Seat 4] (the following will  
be provided in a separate package)**

Ms. Sanchez stated that the Oath of Office was administered to Mr. Collins and Mr. Traczuk before the meeting and the following items were explained before the meeting:

- A. Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FOURTH ORDER OF BUSINESS****Consider Appointment of Qualified Elector to Fill Seat 5; Term Expires November 2028**

Mr. Contardo nominated Mr. Paul Schmitt to fill Seat 5. No other nominations were made.

**On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the appointment of Mr. Paul Schmitt to fill Seat 5, was approved.**

- **Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Paul Schmitt.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-02. Mr. Collins nominated the following:

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

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
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Cindy Cerbone

Assistant Secretary

Jamie Sanchez

Assistant Secretary

Craig Wrathell

Treasurer

Jeffrey Pinder

Assistant Treasurer

**On MOTION by Mr. Collins and seconded by Mr. Contardo, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS****Approval of November 6, 2024 Regular Meeting Minutes**

The following changes were made:

Lines 69 through 71: Delete “He thinks the foliage coming from the road is due to a clogged stormwater system. Mr. Koroll suggested asking if this would reduce the insurance rate”

Line 101: Change “Blazer” to “Blaser”

Line 173: Insert “per the District Engineer,” after “adequately,”

Line 174: Delete “, but the CDD should factor in exceptions with the rainfall and outside sources”

**On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the November 6, 2024 Regular Meeting Minutes, as amended, were approved.**

**SEVENTH ORDER OF BUSINESS****Chairman’s Opening Remarks**

Mr. Blaser stated that the HOA is asking the CDD Board to designate him as liaison to the HOA Board to improve communications between both Boards and clarify communications to residents. He asked if there are any objections to this request. All Board Members replied no.

**EIGHTH ORDER OF BUSINESS****Public Comments**

Resident and Master HOA Board Member Diane Jochum stated that the HOA is asking the CDD’s help in determining responsibility for and ways to mitigate 4’ to 5’ of shoreline erosion caused by the last few hurricanes that resulted in exposed irrigation lines. Mr. Blaser suggested Mr. Babber review the area and determine the CDD’s legal obligations for erosion outside of the

lake, caused by the lake or due to the lake, and for Staff to find out if there is any insurance coverage because it is a land movement issue. He recalled the CDD's Maintenance Agreement with the HOA if it is determined that the repairs are the CDD's responsibility. Ms. Sanchez stated, if so, the CDD would have to wait and budget funds in Fiscal Year 2026.

Mr. Babbar stated he reviewed the CDD's Maintenance Agreement with the Master Association and the Stormwater Maintenance Association, which does include responsibilities for annual repairs and maintenance. In response to a question, Mr. Babbar stated that the Master Association is responsible for certain common areas and the ponds and the Stormwater Maintenance Association is responsible for four specific tracts. Mr. Babbar stated that the Maintenance Agreement covers erosion if it is part of the easement and, if not, it is a homeowner responsibility. Mr. Blaser voiced his opinion that, if based on the assumption that wind on the lakes caused the erosion on private property, those repairs would still be covered under the Maintenance Agreement. Mr. Babbar concurred and stated, if it is part of the easement.

Ms. Sanchez asked Ms. Jochum to send her a map highlighting the erosion locations so the District Engineer can confirm if they are part of the Maintenance Agreement. Mr. Babbar will send his comments to Ms. Sanchez to distribute to the Board.

Resident Tom Koonsman distributed a Google map showing damages to the seawall along Maraviya Boulevard and an outline of his perspective as to what is happening because of a missing seawall, which he believed was not needed since, initially, no homes were going to be built there. He invited the Board to tour the area behind his home. He will email the information to Ms. Sanchez to distribute to the Board.

Resident Alan Hintz asked for an update on the Builder/Developer repairing streets and curbs damaged during construction. Mr. Blaser stated this will be discussed during the Tenth Order of Business.

**NINTH ORDER OF BUSINESS****Consideration of AREHNA Engineering, Inc.  
Proposal 24-271 for Geotechnical  
Engineering Services**

Ms. Sanchez presented AREHNA Engineering, Inc. Proposal 24-271 for geotechnical services. The project and a \$10,000 budget were approved in October 2024 but she is having difficulty obtaining additional proposals and, of the 12 firms she contacted, the two that committed to submitting a proposal have yet to do so.

Mr. Traczuk stated he contacted several companies who all declined to submit a proposal due to a conflict with the CDD or with D.R. Horton. He attempted to negotiate the \$8,800 fee; however, it would require reducing the scope of work.

**On MOTION by Mr. Traczuk and seconded by Mr. Blaser, with all in favor, AREHNA Engineering, Inc. Proposal 24-271 for Geotechnical Engineering Services for the Maraviya Boulevard and Toscavilla Boulevard project, subject to adding the CDD's terms to the Agreement, in the not-to-exceed amount of \$8,800, was approved.**

**TENTH ORDER OF BUSINESS****Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects**

The Becker & Poliakoff April 2, 2024 letter regarding D.R. Horton construction defects was included for informational purposes.

Mr. Traczuk and Ms. Sanchez discussed the following:

- CDD Staff and Ms. Jochum will attend the road, sidewalk and curb inspections with D.R. Horton. Mr. Traczuk thinks some of the sidewalks are discolored and need to be replaced.
- Once the core sample results from the various roads are received, a determination will be made whether there are roads the Developer will have to address, not D.R. Horton.
- Ms. Sanchez is gathering resident information about potential defects; she received 48 emails. Residents are following up on their emails; they should expect it to be a lengthy process.

This item will remain on the agenda.

**ELEVENTH ORDER OF BUSINESS****Update: Street Signage Communication to HOA**

Ms. Sanchez stated that Sebastian emailed her about ordering the permanent street signs. She asked if the permanent signs to replace temporary ones were installed. Ms. Jochum provided updates on areas where temporary signs were installed and those still pending and missing. Mr. Blaser will tour the areas; all missing safety-related stop signs, yield signs and street signs should be addressed immediately. Ms. Perry will email Ms. Sanchez which areas are still outstanding and the photos of the signs that were installed to forward to the Board.

This item will remain on the agenda.

**TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of December 31, 2024**

Mr. Blaser advised residents that the budget, financial statements and the meeting minutes, etc. are posted on the CDD website.

**On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.**

**THIRTEENTH ORDER OF BUSINESS****Staff Reports**

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

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

There were no District Counsel or District Engineer reports.

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

Ms. Sanchez stated the CDD and HOA's Insurance Representative will present at the next meeting. She asked the Board Members to submit questions before the meeting.

- **NEXT MEETING DATE: March 5, 2025 at 10:00 AM**
  - **QUORUM CHECK**

**FOURTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

Mr. Schmitt asked about upgrading the audio equipment, as he has difficulty hearing Mr. Babbar over the phone. Ms. Sanchez stated she will switch out the speaker for the next meeting.

Mr. Contardo stated that he is happy to see the HOA working together with the CDD.

Mr. Blaser asked Ms. Jochum to let him know which meetings he needs to attend. Ms. Jochum stated that the list of HOA meeting dates are posted on the bulletin board.

Mr. Traczuk stated he is glad to have an engineering firm to report on the road conditions so it can proceed with D. R. Horton and possibly pursue the builder.

A Board Member commended the HOA Board for disseminating information on the different projects it is working on.

Mr. Blaser stated he is replying to resident emails informing them that the projects to remediate sidewalk and other deficiencies will take a little longer to resolve.

**FIFTEENTH ORDER OF BUSINESS****Public Comments**

Ms. Jochum stated, if there was never a stop sign on Ravello Road, than one cannot be installed just because residents think it should have one. Mr. Blaser stated that the Florida Department of Transportation (FDOT) regulations require installing one stop sign at a cross road.

Resident Dennis Koroll asked for the locations of the distressed areas referred to in the AREHNA proposal. Ms. Sanchez stated the information is from the District Engineer's Report. The District Engineer will be on site to confirm the six core samples are taken at the correct location.

Resident Aaron Weikle thinks a collaboration with the HOA, CDD and its residents is needed to expedite the repairs, as it is not just about erosion but actual utilities and exposed electrical wiring. He hopes to see a continue progression of this discussion by both groups.

A resident suggested fencing off the shoreline until the repairs are done.

Mr. Weikle stated there is exposed wiring two houses down from his home.


Resident Sue Perry asked for Mr. Leins' Report on ownership and maintenance responsibilities presented at the June 28, 2023 meeting. Ms. Sanchez stated she responded to her request a week or more ago and included the meeting minutes, agreements and amended agreements.

Resident Maryann Bozich-DiLuigi asked why the email address residents are instructed to use is not monitored. Ms. Sanchez stated it is monitored, just not daily; she suggested emailing her directly or calling her if they want an immediate response.

**SIXTEENTH ORDER OF BUSINESS****Adjournment**

There being nothing further to discuss, the meeting adjourned at 11:06 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair