

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on May 7, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

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

Also present:

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Andy Tao (via telephone)	AREHNA Engineering
Sean Seibert (via telephone)	AREHNA Engineering
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Tom Hart	Alan Hintz	Gerry Torres	Anthony Nicholas	Phil Markiewicz
Lisa Hart	Neal Green	Bill Ambrose	Dennis Koroll	Maryann Bozich-DiLuigi
Joe Perry	Paul Stewart	Jeff Munzing	Paul Remington	Other Residents

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Blaser called the meeting to order at 10:01 a.m. All Supervisors were present.

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 related to the Rules and Policies for conducting CDD meetings.

THIRD ORDER OF BUSINESS**Approval of March 5, 2025 Regular Meeting Minutes**

The following changes were made:

Line 119: Change “DNO” to “D and O”

Line 122: Delete “addition”

Line 155: Change “mitigate” to “finance”

Line 198: Insert “damaged” after “the”

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the March 5, 2025 Regular Meeting Minutes, as amended, were approved.

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

Mr. Blaser reported the following:

- The HOA Board is working with the City and County to determine if certain non-billable parcels conveyed to the HOA belong to the CDD. He will report on the outcome.
- Regarding the insurance quote for signage, Ms. Sanchez stated that the insurance provider wanted to know the cost for all the signs; Mr. Liens is working on it. She expects to receive it in time to incorporate the expense into the proposed Fiscal Year 2026 budget.

Mr. Blaser asked for quotes with and without signage.

- He canceled the April 2, 2025 meeting based on Staff polling the Board, since there was nothing pressing to discuss. He asked if the Board wants to continue this policy going forward. One Board Member stated he disagrees with the policy.

FIFTH ORDER OF BUSINESS**Public Comments**

Resident Sue Perry asked for the CDD’s help clearing two “common ground” roads that the Developer inadvertently deeded to the HOA. She identified the areas and stated the plans show the lots as “buildable construction” but she thinks they are not. She reviewed HOA actions with Sarasota County to return the payments Access Management paid on the HOA’s behalf in

error and with the Tax Collector Assessment portal to prove an Indenture Agreement transfers common ground properties and that it should not have gone by AM Engineering's drawings. Ms. Sanchez stated she will forward the documents to District Counsel to review, and noted that legal fees will be incurred. Mr. Blaser asked to defer this until the HOA completes its findings.

Resident Phil Markiewicz asked who owns the weir on the east side of Knights Trail and how to obtain the Engineering design plans. Mr. Blaser stated the CDD does not own or have anything to do with the weir. The HOA Board has most of the information he is looking for.

Resident Bill Ambrose asked which roads within the CDD are designated private or public. Mr. Babbar stated that the County and City typically considers any roads not assigned to them as private; however, that is incorrect in this situation, as Florida Statutes deem all CDD roads as public. Ms. Sanchez stated that the gate guard cannot deter someone from accessing CDD roads.

Resident and Master HOA Board Member Diane Jochum asked if the CDD would consider issuing a bond to complete the rest of the shoreline repair project at Knights Trail Lake. A Board Member asked Ms. Sanchez if other CDDs budget for shoreline repairs. Ms. Sanchez replied yes, but only if the CDD maintains the lake. The preferred model is for the HOA to budget and maintain the lakes or other CDDs typically engage a Field Operations Manager. Mr. Blaser recalled stating, at the last meeting, that he wants the HOA to transfer maintenance, budget and insurance responsibilities to the CDD because, as a governmental entity, the CDD can impose assessments.

Designating homeowner and CDD property lines and building reserves, were discussed.

Mr. Blaser asked for this to be on the next agenda. Ms. Sanchez asked for the HOA to send her its lake maintenance contracts.

Resident Neal Green asked for the Board to consider paying the cost to ensure the 16" pipe protruding out of Lake 4 is clear of debris. Mr. Blaser asked Staff to find out if that is the South Florida West Management District's (SFWMD) responsibility.

Resident Alan Hintz's posed questions. Mr. Blaser and Ms. Sanchez noted the following:

- The CDD meeting requirement is to conduct meetings at minimum of twice a year. Meetings can be canceled if there is nothing to discuss, which is a savings to the CDD. Meetings must be properly noticed in the newspaper and posted on the CDD website.
- The curbs and sidewalks are included in the D.R. Horton Construction Defects and an ongoing agenda item, currently the Eighth Order of Business.
- The HOA is responsible for maintaining the public streets because the CDD entered into an agreement with the HOA to maintain CDD assets.

Ms. Sanchez asked Mr. Green to send her a public records request for any items he cannot find on the CDD website.

Mr. Munzing deferred his questions to after the Engineer's Report.

SIXTH ORDER OF BUSINESS**Discussion: AREHNA | Engineering, Inc.,
Report of Geotechnical Exploration
[Toscana Isles Pavement Investigation]**

Mr. Seibert, of AREHNA Engineering, summarized the Geotechnical Exploration Toscana Isles Pavement Investigation Report outlining the exploratory procedures in certain areas, summary of field and laboratory data obtained and their analyses and general repair recommendations. In response to questions, Mr. Seibert noted the following:

➤ He will need to review the Inspection Reports to determine if the streets were installed correctly, per the plans, and what the City of Venice would require.

Ms. Sanchez stated she will try to provide them to him.

➤ The City of Venice Engineering Report dated January 2017 indicates the typical roadway section of asphalt surface should be 2"; most of the core samples taken were about 1½" in thickness, which will be in the forthcoming updated Report.

Ms. Sanchez was asked to provide the dates of when the roads were built and, if it is prior to 2017, obtain the City of Venice's Report for that period.

Discussion ensued regarding the District Engineer submitting a Certification of Completion of CDD Improvements, the CDD's next steps and the CDD engaging Sarasota Land and E.T. MacKenzie of Florida, Inc. (ETM).

This item will remain on the agenda.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

This item was presented following the Eighth Order of Business.

EIGHTH 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.

Discussion ensued regarding whether the CDD should pursue D.R. Horton or the Developer, scheduling inspections with D.R. Horton and formatting a list with areas of concern.

Ms. Sanchez asked Mr. Traczuk to provide the emails with the roadway, curb and sidewalk defect areas to include in the letter to D.R. Horton. Mr. Babbar stated that sending an email to schedule the inspection and listing the areas of concern to D.R. Horton, rather than responding to the letter, is sufficient. He did not see a need for both parties to involve Counsel, yet.

This item will remain on the agenda.

▪ **Consideration of Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

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

Ms. Sanchez presented Resolution 2025-03, which is related to an updated version of the prior Agreement previously executed by the CDD. Asked if the CDD should acquire additional insurance, Mr. Babbar concurred with what is stated in the Exhibit.

Mr. Blaser stated this is a good example of why the CDD should take over maintenance, since the CDD could then get assistance for debris removal.

On MOTION by Mr. Collins and seconded by Mr. Blaser, with all in favor, Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINETH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

Ms. Sanchez stated she is obtaining proposals to repair roadway defects to possibly incorporate into the proposed Fiscal Year 2026 budget, along with insurance proposals with and without adding additional items, such as signage. The Board will set the maximum assessment levels at the next meeting; changes can be made until it is adopted at a scheduled public hearing.

On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Straley Robin Vericker**

There was no report.

B. District Engineer: AM Engineering, LLC

On behalf of the District Engineer, Ms. Sanchez stated Mr. Liens is asking permission to speak to the HOA in response to the HOA's letter asking for his input on the weir's design function and recommendation he might have to improve stormwater flow during severe weather events, since the HOA is responsible for maintaining the weir and AME is listed as the Engineer of Record.

Mr. Blaser stated it was okay to speak to the HOA but the CDD will not pay for his services to the HOA.

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

- **NEXT MEETING DATE: June 4, 2025 at 10:00 AM [Presentation of FY2026 Proposal Budget]**
 - **QUORUM CHECK**

Regarding the request for the District Engineer to review the Geotechnical Engineer's updated Report, Ms. Sanchez recalled that the District Engineer's Inspection Report states that Mr. Leins did not think the cracks he observed in the roadways, curbing and streets were anything but aesthetic issue but he could not confirm it as he is not a Geotechnical Engineer.

A Board Member thinks the CDD might need to obtain a legal opinion on this matter.

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

A Board Member stated he does not want to disrupt matter of which he thinks the HOA Board is doing a good job of and on the things the HOA is focusing on. He thinks the Board should put the chemical plant on notice because he thinks it is polluting the water, damaging CDD buildings and roofs and the quality of the area could be a deterrent.

Mr. Schmitt commended Mr. Green's effort in getting the overgrown vegetation by the weir cleaned up; it now looks like a city park.

TWELFTH ORDER OF BUSINESS**Public Comments**

Resident Jeff Munzing thinks the work done at the weir is incredible and the CDD should not have problems with anything coming from upstream or downstream through the weir. He

asked the HOA to add the 16' pipe to its annual maintenance list and confirmed, via research with Sarasota County, that Tract 17 owns the weir.

Mr. Munzing stated he is obtaining various answers as to who owns and is responsible for maintaining the CDD roads. It was noted that the CDD issued tax-free bonds to construct the roads; therefore, the roads are deemed for public use.

The Board agreed to giving Mr. Munzing an additional three minutes to speak.

Mr. Munzing asked for the CDD to have the Geotechnical Engineer revise his Report to include that the roadway minimum design standard is 2" and that there is no variance, based on the 2017 Report.

Mr. Markiewicz thinks the statements that the roads are public because the public pays the assessments is not accurate as only the CDD homeowner pays those taxes. Mr. Blaser concurred that CDD homeowners pay the assessments; however, homeowners are not the only ones allowed to use the roads. CDD roads, lakes and the bridges are public.

Maraviya Boulevard resident Lisa Hart stated she closed on her home in August 2017 and there were no streets in the back; at the times only half of Tosca Villa and Maraviya was built.


Ms. Perry reminded the Board that the County or City standards for plantings at the time of construction matter. She asked if someone checks to see if the CDD is on the list to dispose of hurricane debris at the dump. Mr. Blaser stated he is working with Emergency Management and the County to add CDD hurricane debris removal to its Federal Emergency Management Agency (FEMA) claim, in addition to the CDD's Florida Statewide Mutual Aid Agreement.

Resident Paul Remington discussed debris and dust from the chemical plant. He hopes the HOA and CDD will make sure the chemical plant is following protocol when it comes to this.

Resident Alan Hintz voiced concern that the CDD would be taking on too much debt if the HOA transitions maintenance obligations to the CDD. He does not think the Florida Statewide Mutual Aid Agreement is leverage for transitioning obligations to the CDD. Those wanting a copy of the Debt Service Plan and Maturity Schedule should submit a records request to Ms. Sanchez.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the meeting adjourned at 12:12 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair