

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on June 4, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

Scott Blaser	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
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Bill Ambrose	Sue Perry	Paul Remington	Maryann Bozich-DiLuigi
Jeff Munzing	Tony Odea	Irwin Block	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.

Supervisors Blaser, Collins, Traczuk and Schmitt were present. Supervisor Contardo was not 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 May 7, 2025 Regular Meeting
Minutes**

In response to a question about the comments on Lines 204 and 230, Mr. Blaser stated that the Board Member was not present to explain it. Regarding the reason for Ms. Perry's comment, it was for the purposes of providing additional information about the standard for plantings. No further clarification was required.

Regarding Lines 62 and 64 related to determining if certain non-billable parcels belong to the CDD rather than the HOA and the insurance quote for signage, Mr. Blaser and Ms. Sanchez stated these matters will be discussed later in the meeting.

On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the May 7, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Blaser had no opening remarks.

FIFTH ORDER OF BUSINESS**Public Comments**

Resident and Master HOA Board Member Diane Jochum gave Ms. Sanchez Lake Permit Certifications to perform lake inspections, which she also emailed. She suggested changing the mailing address from Peshkin to the CDD.

Ms. Sue Perry asked for help determining the setback requirements, minimum square footage and the driveway on the plans showing two lots as buildable construction, which she believes needs to be corrected. The Board directed Staff to find out who controls building within

the CDD. Ms. Perry asked about CDD insurance and about the traffic study for a four-way stop sign.

Ms. Sanchez asked if the Board wants Mr. Babbar to review the Lake Permit Certification documents from Ms. Jochum and determine if the CDD is required to pay the expense. The Board Members replied affirmatively.

In response to Ms. Perry's earlier comment, resident Bill Ambrose voiced his opinion that the definition defines setbacks and driveways, etc., of adding properties, as amended.

Resident Tony Odea referred to the HOA Trust Indenture and the CDD transferring the deed to the HOA via its Trust Indenture, with restrictions that there will be no building on CDD property. He questioned why the Property Appraiser is expecting certain fees.

SIXTH ORDER OF BUSINESS

Discussion: AREHNA | Engineering, Inc., Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]

Ms. Sanchez stated that Mr. Leins and Aaron are still reviewing documents to determine when the roads were built. The AREHNA Engineering's Geotechnical Exploration Toscana Isles Pavement Investigation Report was provided to Mr. Leins.

Mr. Blaser stated that, once Staff determines when the roads were built, the CDD will ask the City what the guidelines were at the time of construction.

This item will remain on the agenda.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026; Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget. The proposed Fiscal Year 2026 budget includes a new "property insurance" line item for

insurance on CDD-owned property; specifically, the entry water fountain, entry gates, northern entry median signs, entry guardhouse, fences, walls and for additional signage. General Fund assessments are proposed to increase \$11.03 per home.

Mr. Blaser stated he asked the HOA to find out if it can donate the dock to the CDD, as the CDD can insure it for less than the HOA and the CDD has sovereign immunity. To accomplish this, Mr. Babbar recommended the CDD obtain the inspection report and make sure the dock is compliant with the Americans with Disability Act (ADA) requirements for which the CDD might be responsible but the HOA is not. This matter will be discussed at a future meeting.

Mr. Blaser stated he wants the Board to consider maintaining its CDD-owned assets in the future because of the CDD's ability to reserve funds or obtain loans if needed.

Ms. Sanchez presented a draft proposed Fiscal Year 2026 budget that includes the following line items:

"Lake maintenance"	\$27,500
"Field Operations Management; specific to lake maintenance"	\$7,500
"Other general repairs and maintenance"	\$10,000

These additions would cause the assessments to increase \$60 per home, over Fiscal Year 2025.

Discussion ensued regarding wanting assurances that the HOA's budget would decrease if the CDD maintains its own assets, using unassigned funds to offset the new "Property insurance" budget line item and being cautious about keeping assessments flat each year while certain expenses increase each year.

Ms. Sanchez was directed to use unassigned fund balance to offset the new "Property insurance" budget line item and keep the Fiscal Year 2026 assessments flat or as close to the Fiscal Year 2025 assessment amount.

On MOTION by Mr. Blaser and seconded by Mr. Collins, with all in favor, Resolution 2025-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026, as amended; Setting a Public Hearing Thereon Pursuant to Florida Law on August 6, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275; Addressing

Transmittal, Posting, and Publication Requirements; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

NINTH 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 discussed items on the partial list that he submitted to Ms. Sanchez and D.R. Horton about construction defects and noted that other items can be added during a joint walkthrough. Ms. Sanchez was directed to send an informal email to D.R. Horton.

This item will remain on the agenda.

TENTH ORDER OF BUSINESS

Discussion: CDD Field Operations

This item will be removed from future agendas.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH 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

- **UPCOMING MEETINGS**

- **July 2, 2025 at 10:00 AM [Regular Meeting]**

The next meeting will be held on July 2, 2025, unless cancelled.

Mr. Traczuk asked Ms. Sanchez to email the Board when D.R. Horton will be onsite.

- **August 6, 2025 at 10:00 AM [Public Hearing and Regular Meeting]
(Adoption of FY2026 Budget)**

- **QUORUM CHECK**

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

A Board Member asked if the CDD is incurring any liability if people think the CDD roads are not public roads. Mr. Blaser suggested reviewing the documents establishing the CDD that explain governance of the guard house, security and the roads relative to ownership.

Discussion ensued regarding defining public and private roads, lakes, trespassing, parking violations, CDD authority to tell the HOA to remove the gate and the guards not being able to deter people from accessing CDD roads.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Ms. Jochum stated that, if the CDD takes on maintenance responsibilities for CDD assets, the guard house can be removed from its current Reserve Study, which is currently under review. She discussed a recent trespassing incident and pointed out that fishing is only allowed in HOA common areas as long as the visitor is with a resident and has a fishing license; fishing is not allowed on CDD property, such as the CDD bridges.

Ms. Sanchez reminded the Board that the CDD is insuring the CDD's vertical assets, it is not taking over any maintenance responsibilities.

A resident asked who has the construction documents associated with the bond issue and who signed off on the road construction project, as he thinks they will possess the road test results that confirm the roads were constructed correctly. He read portions of the Universal Engineering Report dated February 19, 2021 regarding road cracks, testing and the opinion. Ms. Sanchez stated her office or the District Engineer has the documents.

Ms. Perry stated she will email Ms. Sanchez with the Ordinance for the CDD from the City Clerk on what was approved in 2019 and the updated assessment from Egis Insurance. She clarified that the insurance is not maintenance.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Traczuk and seconded by Mr. Collins, with all in favor, the meeting adjourned at 11:42 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair