

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on January 7, 2026 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

William Contardo (via telephone)	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
Diane Jochum	Resident and Master HOA Board Member
Bill Ambrose	Resident
Alan Hintz	Resident
Jeff Munzing	Resident
Anthony Nicholas	Resident
Maryann Bozich-DiLuigi	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:00 a.m.

Supervisors Collins, Traczuk and Schmitt were present. Supervisor Contardo attended via telephone. Supervisor Blaser was not present.

SECOND ORDER OF BUSINESS

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

Ms. Sanchez reviewed the policies for conducting CDD meetings outlined in Resolution 2021-05.

THIRD ORDER OF BUSINESS**Approval of December 3, 2025 Regular Meeting Minutes**

The following change was made:

Line 139: Change "Lien" to "Siebert"

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the December 3, 2025 Regular Meeting Minutes, as amended, were approved.

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

There were no opening remarks from the Chair.

FIFTH ORDER OF BUSINESS**Public Comments**

Ms. Sanchez recapped the protocols for public comments, which are heard at the beginning and the end of the meetings.

Resident and Master HOA Board Member Diane Jochum asked for an update on the Indenture and voiced her opinion that there needs to be a corrective filing as soon as possible to reduce taxes. She stated that the HOA would like to add reflective paint to the islands. Information will be submitted to the CDD for submission to the City. If the Board prefers white paint not be used, clear glow in the dark paint not visible during the day can be used.

Resident Alan Hintz asked if the roads are public or private and voiced his opinion that homeowners should not be responsible for maintenance of public roads and, if homeowners are responsible for road maintenance, the roads should not be open to the public.

Resident Jeff Munzing asked if the Florida Department of Transportation (FDOT) or Sarasota County governs the roads. If the roads are public, he would like the County to be notified that the catch basins need to be cleaned. He thinks the catch basin in the roundabout should be moved to accommodate truck traffic. He thinks the roads should be cleaned.

Ms. Jochum reported that the HOA is aware of speeding on Villoresi Boulevard. The HOA would like to install two stop signs, as the preference is not to install speed bumps. She wants to know how to proceed.

Ms. Sanchez stated that, according to Mr. Babbar, a Quit Claim Deed is preferable and more generally accepted than an Indenture. As long as the HOA agrees to pay any taxes in 2026, District Counsel has no objection or concern with the HOA conveying the property to the CDD. He recommends that it be added to the insurance policy. He will request confirmation from the Property Appraiser that they will reclassify the property like other CDD property to ensure that they do not value the property for future development. He would also recommend inserting "This property consists of governmental common area tracts. No consideration has been delivered for this transfer; therefore, only minimum Documentary Stamp taxes are due to help reduce Documentary Stamps to the minimum and to send a clear message to the Property Appraiser to classify it correctly as common area tracts.

On MOTION by Mr. Collins and seconded by Mr. Schmitt, with all in favor, authorizing the preparation and execution of the necessary documents, subject to confirmation that the Property Appraiser will re-classify the property as described, was approved.

Mr. Schmitt asked if execution of the documents in February will still avoid taxes.

Mr. Babbar stated that, while taxes would be due in 2026, they are expected to be nominal because the HOA was successful in lowering the tax rate. He will work with the HOA's Attorney. Once confirmation is received from the Property Appraiser, the documents can be executed and recorded.

Ms. Sanchez will contact the CDD's insurance carrier when the documentation is complete.

Discussion ensued regarding the requests to install reflective paint on the islands and two stop signs on Villoresi Boulevard.

Ms. Jochum will send the desired stop sign locations. Ms. Sanchez will ask the District Engineer if stop signs are recommended in those areas.

With regard to ownership and maintenance of the roads, it was noted that, because public funds were utilized to construct the roads, access cannot be denied to the public. The roads are owned by the CDD but maintained by the HOA. Ms. Sanchez will forward the District Engineer's Report, which includes a chart showing ownership and maintenance of roadways.

SIXTH ORDER OF BUSINESS

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

Mr. Traczuk stated a letter was sent to the Mayor of Venice.

Ms. Sanchez and Mr. Babbar stated that no response has been received yet. Ms. Sanchez stated the letter was sent on December 10, 2025. Mr. Traczuk will follow up with the Mayor.

Discussion ensued regarding whether Mr. Blaser raised the issue at a City Council meeting.

Ms. Sanchez will follow up in this regard.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Discussion: Damaged Wall

Ms. Sanchez stated a letter was sent to the property owner on January 6, 2026 asking for their contractor's information so the CDD can seek damages; otherwise, the CDD will obtain a proposal, contract for the repair and invoice the property owner.

Discussion ensued regarding the inability to file an insurance claim, whether the \$10,000 estimated cost to repair the wall is accurate, and an offer made to pay the HOA half the cost of the repair.

This item was deferred.

EIGHTH ORDER OF BUSINESS

Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects

Ms. Sanchez distributed and presented a draft response prepared by Mr. Babbar, as directed at the last meeting.

Discussion ensued regarding an invoice the CDD received in 2022 concerning D.R. Horton paying one-third of the curb repair costs.

A Board Member questioned whether any discussions occurred and stated that he did not find a mention of this in the minutes. Ms. Sanchez stated that she located an email from former Developer Alex Hayes, with an invoice attached. The CDD has proof that D.R. Horton paid one-third of the expense.

Ms. Sanchez stated that Mr. Collins asked for the locations of the repairs. She located the invoices but was unable to find the specific locations. She contacted Curbco to see if detailed information is available. Updates will be provided.

Discussion ensued regarding the repairs, the letter, photographs and documentation and ongoing efforts to engage vendors.

Ms. Sanchez will follow up with the Board via email regarding revisions on Friday, and send the letter with all revisions on Monday, January 12, 2026.

This item was deferred.

NINTH ORDER OF BUSINESS

Discussion/Consideration: Acceptance of Fishing Dock from Master Association

- **Toscana Isles Master Association, Inc. Resolution 8.18.25**

Ms. Sanchez stated the CDD's insurance carrier confirmed that the CDD is covered for liability anywhere within CDD boundaries, anywhere that docks and lakes are included.

On MOTION by Mr. Schmitt and seconded by Mr. Contardo, with all in favor, accepting the Fishing Dock from the Master Association, as described in Toscana Isles Master Association, Inc. Resolution 8.18.25, was approved.

TENTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of November 30, 2025**

Ms. Sanchez will email documentation regarding the “Insurance” line item, which is at 111% of budget. She thinks it is likely due to the additional insurance coverage for the dock.

On MOTION by Mr. Contardo and seconded by Mr. Schmitt, with all in favor, the Unaudited Financial Statements as of November 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

Ms. Sanchez stated the City of Venice advised that it has no information to provide in response to her previous public records request for information related to the roads. The City advised that her public records request was closed.

- **NEXT MEETING DATE: February 4, 2026 at 10:00 AM**
 - **QUORUM CHECK**

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

Discussion ensued regarding Lines 78 through 80 of the December 3, 2025 minutes, which stated “Ms. Jochum asked if the emergency gates are being transferred to the CDD, as they were omitted from the itemized list, and, if so, has the CDD obtained insurance.” Ms. Sanchez asked Ms. Jochum to provide further information.”

Ms. Sanchez stated that she has received no information. She noted that no emergency gates are included in the Ownership Report. She will follow up regarding this matter.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Resident Maryann Bozich-DiLuigi submitted a speaker card which stated the following:

“Once again I am respectfully asking the CDD Board to request that their legal counsel provide an opinion in writing concerning the statute of repose applicable to the road/infrastructure defects. What is the basis for any tolling?”

Ms. DiLuigi asked, “Is the proposed letter discussed in Agenda Item Eight in response to D.R. Horton’s letter from April 2024?”

Resident Bill Ambrose asked if it would be beneficial to the CDD, given the designation regarding the roads, to have District Counsel prepare a document that explains that the CDD roads are public, that maintenance of those roads is an HOA responsibility, outlines what the CDD can and cannot do, and include a copy of the Maintenance Agreement. The Board agreed and directed Mr. Babbar to work with the District Engineer on a communication regarding the roads.

A Board Member stated, in response to Ms. DiLuigi’s question, the proposed letter discussed in the Eighth Order of Business is in response to D.R. Horton’s letter from April 2024.

Discussion ensued regarding drafting of a parking and towing policy.

Ms. Sanchez noted that additions to the agenda must be submitted one week prior to the meeting for inclusion and to allow Board Members time to review documents.

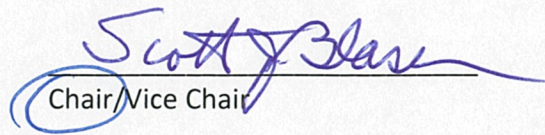
FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Collins and seconded by Mr. Contardo, with all in favor, the meeting adjourned at 11:02 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair