

**MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Sarasota National Community Development District's Board of Supervisors was held on **Tuesday, January 20, 2015 at 2:00 p.m.**, at the **Francis T. Bourne Jacaranda Library, 4143 Woodmere Park Boulevard, Venice, Florida 34293.**

Richard Barber	Chair
Barry Ernst	Supervisor-Elect
Brian Keller	Supervisor-Elect
Roger Aman	Supervisor-Elect

Also present were:

Chuck Adams	District Manager
Mike Eckert	District Counsel
David Caldwell	WCI Communities, LLC
Rene Cannizzaro	Resident
James O'Conner	Resident
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m., and noted, for the record, that Supervisor Barber and Supervisors-Elect Ernst, Keller and Aman were present, in person. Supervisor Cook was not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Renee Cannizzaro, a resident, asked if remapping the flood zones will affect Sarasota National. Mr. Aman advised that the District Engineer attended a meeting held two weeks ago and provided him with a recording of that meeting. The recording will be reviewed to determine whether the District will be affected.

Mr. James O'Conner, a resident, inquired about the legal status of the roadways in the development and whether they are public or private. Mr. Barber indicated that the roads are private and are operated by the Association.

Mr. O'Conner asked if nonresidents can be restricted from doing anything other than going to the golf course. Mr. Barber explained that, per the Declaration, entrance to the golf club

is permitted to anyone from anywhere, for day play. The golf club has an easement right to use the roads.

Ms. Cannizzaro stated that the concern is that there are many bicyclists entering and exiting and whether the District is liable for accidents, etc. Mr. Barber advised that it is a Master Association issue.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors, Brian Keller [Seat 1] Barry Ernst [Seat 2], and Roger Aman [Seat 5] (*the following to be provided in a separate package*)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Supervisors Keller, Ernst and Aman.

Mr. Adams indicated that the Supervisors were incumbents; therefore, he would forego an explanation of the following documents:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - i. Form 1: Statement of Financial Interests**
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-1, Canvassing and Certifying the Results of the Landowners' Election

This item was discussed after the Fifth Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2015-2, Electing Officers of the District

Mr. Adams presented Resolution 2015-2 for the Board's consideration. He explained that, following an election or appointment, the Board is required to consider its slate of officers. The Board may choose to reorganize or retain the existing slate of officers. Mr. Adams indicated

that, currently, Mr. Barber serves as Chair, Mr. Aman as Vice Chair and the remainder of the Board Members serve as Assistant Secretaries; he serves as Secretary and Mr. Wrathell serves as Treasurer and Assistant Secretary.

Mr. Adams requested nominations.

Mr. Ernst nominated the current slate of officers. No other nominations were made.

On MOTION by Mr. Ernst and seconded by Mr. Keller, with all in favor, Resolution 2015-2, Electing the Officers of the District, as nominated, was adopted.

▪ **Consideration of Resolution 2015-1, Canvassing and Certifying the Results of the Landowners' Election**

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

Mr. Adams presented Resolution 2015-1 for the Board's consideration. He advised that 473 voting units were present, by proxy to Mr. David Caldwell. Mr. Caldwell cast 473 votes for Mr. Keller and Mr. Aman and 472 votes for Mr. Ernst. Mr. Keller and Mr. Aman will serve four-year terms, in Seats 1 and 5, respectively, and Mr. Ernst will serve a two-year term in Seat 2.

On MOTION by Mr. Keller and seconded by Mr. Ernst, with all in favor, Resolution 2015-1, Canvassing and Certifying the Results of the Landowners' Election, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-3, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2013 and Ending September 30, 2014

Mr. Adams presented Resolution 2015-3 for the Board's consideration. He explained that the Board must ensure that budget appropriations are not exceeded. The budget amendment will roll up \$7,000 from fund balance, to "Contingencies", in case adjustments to the journal entries are necessary during the audit process; this will prevent a potential note in the annual audit. If the funds are not required, the final statement will indicate the actual amount.

On MOTION by Mr. Keller and seconded by Mr. Ernst, with all in favor, Resolution 2015-3, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2013 and Ending September 30, 2014, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Partial Vacation of Drainage Easement on Lot 809

Mr. Adams recalled previous discussion about reducing the width of the easement to what was actually needed, as opposed to the original plat of the easement. He advised that the easement was executed and recorded. Ratification was requested.

On MOTION by Mr. Ernst and seconded by Mr. Aman, with all in favor, the partial vacation of the drainage easement on Lot 809, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion: Phase 2A Plat

Mr. Adams recalled discussion, at the last meeting, with regard to several plats that would be presented to the Board for consideration and approval.

Mr. Caldwell indicated that the Sarasota National Phase 2A Plat is a new subdivision of estate homes located in the Gulf Village area. WCI Communities, LLC (WCI) is proposing to add 33 single-family home sites. Mr. Caldwell advised that Phase 2A has lake, preserve and open space tracts. He noted that the plat was submitted to the county, for consideration. The District owns property within the platted area and is one of the dedicators of the platted lands.

On MOTION by Mr. Aman and seconded by Mr. Keller, with all in favor, the Sarasota National Phase 2A Plat and authorization for the Chair to execute, were approved.

NINTH ORDER OF BUSINESS

Discussion: Phase 2B Plat

Mr. Caldwell advised that the plat of Sarasota National Phase 2B is a subdivision of single-family home sites on the extension of Copperleaf Drive, which connects to National Boulevard, at the south end. He explained that 86 single-family homes are platted out, in addition to the single-family home sites, and includes preserve areas, which are owned by the

District, as well as several lake tracts and common areas that are open space and landscape buffers. Mr. Caldwell advised that the District is one of the landowners within the lands of the plat and a dedicator on the plat itself. He asked the Board to approve the plat and authorize the Chair to execute it.

On MOTION by Mr. Aman and seconded by Mr. Ernst, with all in favor, the Sarasota National Phase 2B Plat and authorization for the Chair to execute, were approved.

Mr. Caldwell explained that WCI has initiated platting exercises, taking some of the larger segments of land where the work is essentially completed or the lots are well identified and creating a plat, which provides the opportunity to move the lands, some of which are owned by WCI, such as the golf course, into the Master Association.

TENTH ORDER OF BUSINESS

Discussion: Open Space Restriction and Covenant Pursuant to Sarasota County Zoning Regulation

Mr. Adams advised that this item places an open space restriction and covenant over District conservation and lake lands and becomes part of the required ratio, i.e., 50% of the development must be open space.

Mr. Caldwell explained that there is a county ordinance related solely to open space reservations with Planned Unit Developments (PUD) and Sarasota National is a PUD. He stated that the prior developer, Toscana, never entered into such an agreement; therefore, when WCI presented its first plat, county staff required that the agreement be in place. Mr. Caldwell indicated that the county wants a recorded declaration, in the public records, clearly stating that, if a parcel of land is identified as an open space, it cannot be turned into something other than an open space without a public hearing and consideration by the County Commission. Once the declaration is recorded, it identifies the existing lands within Sarasota National that are declared to be open space.

Mr. Adams pointed out that a portion of the open space lands are the District's lakes and preserves, which are under a stormwater management permit and bound to remain in their current condition.

On MOTION by Mr. Aman and seconded by Mr. Keller, with all in favor, the Open Space Restriction and Covenant Pursuant to a Sarasota County Zoning Regulation, was ratified.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. August 12, 2014 Public Hearing and Regular Meeting

Mr. Adams presented the August 12, 2014 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Keller and seconded by Mr. Ernst, with all in favor, the August 12, 2014 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 11, 2014 Landowners' Meeting

Mr. Adams presented the November 11, 2014 Landowners' Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Aman and seconded by Mr. Ernst, with all in favor, the November 11, 2014 Landowners' Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert, of Hopping Green & Sams, introduced himself and briefly discussed his background. He encouraged the Board to contact him with any questions they may have.

Mr. Eckert referred to a temporary emergency access easement and advised that he was working with Mr. Charlie Bailey, who has been working with Sarasota County to relocate a temporary emergency access easement to the project. Mr. Eckert advised that the easement

connects at U.S. 41 and the end of Banbury Way. He noted that the District owns some of the land that the easement covers.

Mr. Eckert indicated that Mr. Bailey is still in negotiations with the county; however, he is asking the Board to approve the easement, in substantial form, and authorize the Chair to sign, subject to County Commission approval of a companion vacation petition of the existing easement, as well as the form of this easement.

For the benefit of the audience, Mr. Eckert explained that, previously, there was an emergency access easement on Banbury Way that extended to Venice East, which is the vacation. The new easement will begin at the end of Banbury Way and go through the berm, to U.S. 41, where the lift station is located.

In response to a question, Mr. Ernst explained that it will be a “shell” road. A fence was installed on U.S. 41, which is locked, to prevent access and egress. Mr. Ernst advised that the road is for emergency vehicles.

On MOTION by Mr. Barber and seconded by Mr. Keller, with all in favor, approval of the temporary emergency access easement, in substantial form, as discussed, and authorization for the Chair to execute, subject to County Commission approval of a companion vacation petition of the existing easement, as well as the form of temporary emergency access easement, were approved.

B. Engineer

There being no report, the next item followed.

C. Manager

i. Approval of Unaudited Financial Statements as of November 30, 2014

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2014. He noted limited activity, which is typical at this time of year. Mr. Adams pointed out the payment of one-time annual fees for insurance, at 93%, and the annual District filing fee.

Referring to Page 5, Mr. Adams indicated that the November 1, 2014 interest payment was made and a principal and interest payment is due on May 1, 2015.

ii. NEXT MEETING DATE: April 21, 2015 at 2:00 P.M.

Mr. Adams advised that the next meeting will be held on April 21, 2015 at 2:00 p.m., followed by meetings on July 21 and August 18, 2015, at this location. The proposed Fiscal

Year 2016 budget will be considered at the April and July meetings and adopted at the public hearing on August 18, 2015. The audit will be presented at the April 21 meeting.

FOURTEENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Ms. Cannizzaro inquired about access by emergency vehicles. Mr. Keller explained that a siren opens the gates. If the siren does not work, the gates will be opened manually or the vehicles will drive through it.

FIFTEENTH ORDER OF BUSINESS

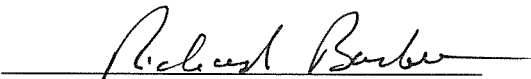
Adjournment

There being no other business, the meeting adjourned.

On MOTION by Mr. Barber and seconded by Mr. Aman, with all in favor, the meeting adjourned at approximately 2:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair