

**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, July 21, 2015** at **2:00 p.m.**, at the **Francis T. Bourne Jacaranda Library, 4143 Woodmere Park Boulevard, Venice, Florida 34293.**

Richard Barber
Barry Ernst
Brian Keller
Brad Soule

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Lindsay Whelan (*via telephone*)
Bill Conerly
David Caldwell

District Manager
Hopping Green & Sams, P.A.
District Engineer
WCI Communities, LLC

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 Supervisors Barber, Ernst, Keller and Soule were present, in person. Supervisor Fedora was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Acceptance of Common Area Tracts 214 and 215 Sarasota National Phase 2A Plat

Mr. Caldwell requested that the Board accept conveyance of Tracts 214 and 215 on the Phase 2A Plat, from WCI Communities, LLC (WCI), to the District.

On MOTION by Mr. Keller and seconded by Mr. Ernst, with all in favor, acceptance of common area Tracts 214 and 215 on the Sarasota National Phase 2A Plat, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Acceptance of Certain Dedications Sarasota National Phase 3 Plat

- **Resolution 2015-8, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Sarasota National Phase 3**

Mr. Adams presented Resolution 2015-8 for the Board’s consideration.

Mr. Caldwell presented the Sarasota National Phase 3 Plat. He explained that the plat, with 111 single-family homes, pending the county’s preliminary review.

Mr. Conerly reported that Staff was responding to comments from the county.

Mr. Caldwell requested that the Board accept the dedications of the tracts and easements, as shown on the Phase 3 Plat, for which the District is a fee title owner.

Mr. Barber asked if the CDD owned and maintained the wetlands. Mr. Caldwell replied affirmatively. Mr. Barber stated that the HOA owned the lakes. Mr. Caldwell concurred but noted that the District has a maintenance access easement.

In response to a question from Mr. Ernst, Mr. Conerly confirmed that he has an ownership map. Mr. Ernst has an Excel schedule showing what property each entity owns, who receives the dedication and how it would be conveyed.

On MOTION by Mr. Barber and seconded by Mr. Ernst, with all in favor, Resolution 2015-8, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Sarasota National Phase 3, in substantial form, was adopted.

FIFTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2015/2016 Proposed Budget

Mr. Adams presented a revised budget to the Board and pointed out that, on Page 1, “Other contractual services”, under “Water management & wetland maintenance”, was amended to include additional lakes that are anticipated to come on line during the fiscal year; the budgeted amount was based on a quote.

Mr. Adams reported that the on-roll, per-unit assessment increased from \$109.47 to \$149.65 and the off-roll assessment increased from \$101.80 to \$139.17, an increase of \$40.

In response to Mr. Keller’s question, Mr. Adams indicated that the annual assessment is per unit, per year.

Mr. Adams advised that separate notices must be mailed to each owner, as the truth-in-millage (TRIM) notices for Sarasota County do not match the timing of the District’s scheduled Public Hearing.

On MOTION by Mr. Keller and seconded by Mr. Soule, with all in favor, authorization for District Staff to separately mail TRIM notices to each owner, advising that the on-roll assessment will not exceed \$150 per unit and the off-roll assessment will not exceed \$140 per unit, and to properly publish notice the increase as part of the Budget Public Hearing was approved.

Ms. Whelan advised that, due to the assessment increase, along with the mailed notice, a published notice was required for an assessment Public Hearing. Mr. Adams confirmed that the motion was all inclusive.

SIXTH ORDER OF BUSINESS

Approval of May 19, 2015 Regular Meeting Minutes

This item was discussed after Item 8.B.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

Mr. Conerly reported that Parcel C-23, in Phase 2B, was owned by the HOA; therefore, the HOA would be granting access and not the CDD.

Mr. Caldwell recalled that the agreement pertained to who was responsible for maintaining the stormwater facilities, which was a District function. Mr. Conerly noted that only the property owner can grant access.

Ms. Whelan advised that, according to Mr. Eckert, the HOA owned the bonds; therefore, the District had no obligation to maintain the stormwater system. In order for the District to avoid executing an agreement, Mr. Eckert is discussing this matter with the County Attorney and working with the District Engineer. Mr. Eckert will provide an update when developments arise.

Mr. Adams questioned the urgency and if a meeting would be necessary, prior to the August meeting.

Mr. Conerly was concerned about the necessity of a document allowing legal fees, access, restoration, repair and maintenance, as the HOA could grant access. Mr. Conerly felt that the best case scenario was for the District to not maintain the stormwater system, as the District should not be involved. Mr. Adams agreed.

Mr. Caldwell indicated that the HOA was not responsible for the stormwater management system; therefore, the HOA and CDD could end up with shared responsibility.

In response to Mr. Barber's question, Mr. Conerly pointed out that an agreement was not required for Phases 1A or 1B. Mr. Caldwell wondered if there were new staff members. Mr. Conerly confirmed that there were new staff members.

Mr. Conerly advised that no action was necessary; it was a matter of working with the county.

Mr. Caldwell suggested discussing this matter further on August 18, 2015.

▪ **Approval of May 19, 2015 Regular Meeting Minutes**

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

Mr. Adams presented the May 19, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Ernst and seconded by Mr. Keller, with all in favor, the May 19, 2015 Regular Meeting Minutes, as presented, were approved.

C. Manager

i. Approval of Unaudited Financial Statements as of May 31, 2015

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2015.

ii. **NEXT MEETING DATE: August 18, 2015 at 2:00 P.M.**

Mr. Adams advised that the next meeting will be held on August 18, 2015 at 2:00 p.m.

NINTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There being no audience comments or Supervisors' requests, the next item followed.

TENTH ORDER OF BUSINESS

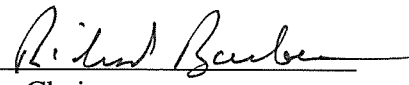
Adjournment

There being no other business, the meeting adjourned.

On MOTION by Mr. Keller and seconded by Mr. Barber, with all in favor, the meeting adjourned at approximately 2:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair