

**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, April 19, 2016 at 2:00 p.m.**, at the **Sarasota National Clubhouse**, 25500 National Boulevard, Venice, Florida 34293.

Present at the meeting were:

Richard Barber	Chair
Barry Ernst	Vice Chair
Brad Soule	Assistant Secretary
Josh Grant	Assistant Secretary
Chris Gore	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Michael Eckert	District Counsel
Bill Conerly	District Engineer
Shelly DiJiacomo	Association Manager
John Linhart	Resident

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 and Soule were present, in person. Supervisors Keller and Fedora were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Brian Keller [Seat 1, Term Expires
November, 2018]**

Mr. Adams presented Mr. Keller's letter of resignation for consideration.

On MOTION by Mr. Ernst and seconded by Mr. Soule, with all in favor, the resignation of Mr. Brian Keller, dated February 8, 2016, was accepted.

- **Consideration of Appointment of Josh Grant to Fill Unexpired Term**

On MOTION by Mr. Ernst and seconded by Mr. Barber, with all in favor, the appointment of Mr. Josh Grant to Seat 1, term expires November, 2018, was approved.

- **Acceptance of Resignation of Supervisor Joel Fedora [Seat 4, Term Expires November, 2016]**

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

Mr. Adams presented Mr. Fedora’s letter of resignation for consideration.

On MOTION by Mr. Soule and seconded by Mr. Barber, with all in favor, the resignation of Mr. Joel Fedora, dated December 1, 2015, was accepted.

- **Consideration of Appointment of Chris Gore to Fill Unexpired Term**

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

On MOTION by Mr. Barber and seconded by Mr. Ernst, with all in favor, the appointment of Mr. Chris Gore to Seat 4, term expires November, 2016, was approved.

- **Administration of Oath of Office (the following to be provided in a separate package for newly elected Board Members)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Supervisors Grant and Gore. Mr. Adams provided and briefly explained the following items:

- 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

Mr. Eckert stated with regard to email management, recommended setting up a separate email folder for District business. He asked the Supervisors to be diligent as it would help when responding to voluntary requests. The only exception to keeping documents is individual ranking sheets, which, at the end of that process, must be retained or given to Mr. Adams and considered public record.

Mr. Eckert discussed the motion process. Generally, someone makes a motion, someone seconds it, there is discussion and then a vote; it is a fairly informal process.

Mr. Adams stated the statute provides for Supervisors to receive \$200, per meeting, as compensation, before taxes. Customarily, this Board, as developer representatives, waives the fee. Both appointees were provided with the Compensation Waiver form, which must be signed, dated and returned, to be entered into the public record.

FOURTH ORDER OF BUSINESS**Acceptance of Resignation of Supervisor
Joel Fedora [Seat 4, Term Expires
November, 2016]**

- **Consideration of Appointment of Chris Gore to Fill Unexpired Term**

- **Administration of Oath of Office**

This item was addressed during the Third Order of Business.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2016-1,
Electing Officers**

Mr. Adams stated that, after an appointment or election, it is required that the Board revisit its slate of officers. Currently, Mr. Barber serves as Chair, Mr. Ernst as Vice Chair and the remainder of the Board serves as Assistant Secretaries. The Board may choose to reorganize or retain the existing slate of officers.

Mr. Barber suggested keeping the existing slate of officers, with Mr. Grant and Mr. Gore serving as Assistant Secretaries. No other suggestions were made.

On MOTION by Mr. Barber and seconded by Mr. Ernst, with all in favor, Resolution 2016-1, Electing the Officers, as nominated, was adopted.

Mr. Adams stated on April 15 of each year, the Supervisor of Elections office is required to provide notification of the number of qualified electors living within the boundaries of the District. It becomes important in terms of triggering a Landowners' or General Election. As of last Friday, there were 222 qualified electors living within the boundaries of the District. The trigger point is 250; therefore, the District will have a Landowners' election this year. More than likely, by 2018, the General Election process will be triggered.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-2, Approving the District's Proposed Budgets for Fiscal Year 2016/2017 and Setting a Public Hearing Thereon Pursuant to Florida Law; and Providing for an Effective Date

Mr. Adams stated each year and prior to June 15, the District Manager is required to provide a draft budget for the upcoming fiscal year, which the Board is required to approve for the purpose of establishing a Public Hearing date. The Public Hearing was proposed for August 16, 2016 at 2:00 p.m., at this location. A meeting was scheduled for July 19 and there would be adjustments to the budget, which would probably trigger an increase in assessments; therefore, a meeting would be set for earlier in July or June, foregoing the July 19 meeting. The Board would consider assessment increases and the required assessment increase notices to all property owners would be prepared. In this community, the Truth in Millage (TRIM) notice does not happen early enough to meet the requirements of the CDD adopting its budget so notices are mailed directly to the property owners. Mr. Adams will meet with the developer to gain an understanding of the magnitude of new facilities being developed, over the next 12 months, in order to increase your budget, accordingly. There are a number of new lakes and preserve areas and those costs must be included in the Fiscal Year 2017 budget.

Mr. Adams stated that a number of off-roll units, on Page 2, would go on-roll; more than 600 units will be platted and that will go on-roll, prior to budget adoption.

On MOTION by Mr. Ernst and seconded by Mr. Soule, with all in favor, Resolution 2016-2, Approving the District’s Proposed Budgets for Fiscal Year 2016/2017 and Setting a Public Hearing for August 16, 2016 at 2:00 p.m., at this location, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-3, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Sarasota National Phase 4; Providing an Effective Date

Mr. Adams presented Resolution 2016-3 for the Board’s consideration. He stated that this is an affirmation Resolution, whereby the District is accepting the dedications and responsibilities of the plat, as it is filed with the County.

Mr. Caldwell stated the colors in the agenda show Phase 4 plat areas roughly 200 acres. There is a very small subdivision in that area with 71 home sites, which would be part of the golf village. Mostly golf course area and fairways were included. Six golf course holes and 12 lakes are in that zone. The clubhouse, pro shop, cart and barn areas are all within that proposed plat area, including a future subdivision. Seven preserve areas are owned by the District and the Board must execute the plat or authorize the Chair to execute the plat and a Resolution advising the County that the Board agreed to the dedications of the property as shown on the plat.

Mr. Ernst wanted to ensure that nothing that was CDD-funded was being dedicated to another entity, on this particular plat. Mr. Caldwell replied that is correct.

On MOTION by Mr. Soule and seconded by Mr. Barber, with all in favor, Resolution 2016-3, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Sarasota National Phase 4; Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Approval of August 18, 2015 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 18, 2015 Public Hearings and Regular Meeting Minutes

and asked for any additions, deletions or corrections.

On MOTION by Mr. Barber and seconded by Mr. Ernst, with all in favor, the August 18, 2015 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated that the legislative session ended. The Governor signed some bills, one of which affected CDDs. The District has better clarification as far as towing power, on CDD property; towing becomes an issue, on CDD property, District Counsel should be notified. The District is no longer required to go through the competitive bidding process, for towing, if a contractor is utilized that went through the County’s competitive bid process.

Mr. Eckert stated with regard to Districts merging, if both Districts are created by County ordinance, instead of one Board, if there are two Districts, there would be Board Members from both Districts. Mr. Eckert reported that the threshold size of when the District must go to the Governor and Cabinet was raised to 2,500 acres, which puts more control at the local level, in terms of getting projects developed.

Mr. Eckert advised that the IRS is still reviewing all Special District bonds, throughout the Country. District Counsel is monitoring The Villages audit and, if there is any impact on this particular District, it will be brought to the Board’s attention. Mr. Barber asked if the IRS audit of The Villages had to do with what would otherwise be a non-profit having some activities that may generate profit.

Mr. Eckert replied no; it is more about whether a community really turns over to a group of electors versus being controlled, in perpetuity, by a private entity. The IRS is making sure there is a public purpose being served by the bonds and they are struggling with trying to figure out how to adopt regulations to make sure there is a public and not a private purpose for which tax exempt bonds are being issued. There may be some Districts in Florida that choose to issue taxable bonds, removing the IRS from the equation but those are more often commercial rather

than residential Districts.

B. District Engineer

With regard to the turnover of stormwater facilities to the District, Mr. Conerly indicated that several more would be coming online, for Phase 3, specifically, and completing Phase 2A and 2B, which are nearly finalized.

C. District Manager

i. Approval of Unaudited Financial Statements as of February 29, 2016

Mr. Adams presented the Unaudited Financial Statements as of February 29, 2016. Everything was tracking as anticipated. On-roll collections were almost fully collected, as of February, which was typical. The off-roll assessment levy, which is the direct bill to the developer, was 75% collected. Expenses were under budget, which would be anticipated, as “Water management services” was increased to take on additional preserve areas and lakes. The areas that Mr. Conerly just discussed were part of the budgeting process in Fiscal Year 2016.

ii. NEXT MEETING DATE: July 19, 2016 at 2:00 P.M.

The next meeting, as discussed earlier will be moved up on the calendar.

ELEVENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

Mr. John Linhart, a resident, had never attended a CDD meeting before and was interested in what it was all about. Mr. Adams welcomed Mr. Linhart and stated that the CDD website has a document library containing old agendas, meeting minutes, audits, budgets, etc., which Mr. Linhart may find interesting, as well as other required information, such as Board Member seats, contact information and Seat terms. The website is: www.sarasotationalcdd.com. It was noted that CDDs are a governmental entity, so the meetings are more formally structured than HOA meetings, which are more freewheeling and not required to abide by the same statutory requirements.


TWELFTH ORDER OF BUSINESS

Adjournment

There being no other further business to discuss, the meeting adjourned.

On MOTION by Mr. Barber and seconded by Mr. Soule, with all in favor, the meeting adjourned at approximately 2:19 p.m.


Secretary/Assistant Secretary


Chair/~~Vice Chair~~