

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

Public Hearings and a Regular Meeting of the Sarasota National Community Development District's Board of Supervisors was held on **Tuesday, August 16, 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
Josh Grant	Assistant Secretary
Chris Gore	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Michael Eckert	District Counsel
Bill Conerly ( <i>via telephone</i> )	District Engineer
Mike Holston	Resident
John Lambert	Resident
Barbara Lambert	Resident
	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:02 p.m., and noted, for the record, that Supervisors Barber, Grant and Gore were present, in person. Supervisors Ernst and Soule were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Barber gave an overview of the CDD's responsibilities compared with a Homeowner's Association (HOA). The CDD's responsibilities were fairly limited, primarily, maintaining wetland and lake tracts after turnover to the CDD from WCI. A couple of years ago, WCI purchased the property and, over time, certain tracts were turned over to the CDD for continued maintenance. The HOA maintains the berms and the common area landscaping. The HOA either owns or would soon own this facility, the amenities, golf course, gatehouse, etc. A significant part of the community is still owned by WCI and, as those sections are developed, the common areas would be turned over to the HOA.

Mr. Holston, a resident, asked if, in the long-term, the roads would be part of the HOA. Mr. Barber replied affirmatively, which would be an advantage to homeowners. One of the issues is, if the CDD owns the roads, they become a public road and access cannot be restricted. Mr. Holston previously discussed a “washout”, behind his home, with Mr. Adams and Mr. Gore. The washout continued to worsen. Mr. Adams stated that it was WCI’s issue but Mr. Gore believed it was the CDD’s issue. Mr. Barber would meet with Mr. Holston.

It was noted that the CDD was established November 1, 2006.

In response to a question about worsening pond conditions, such as garbage, floating paper and weeds, Mr. Adams stated the ponds are not intended to be sterile; they have a vegetation element to them, referred to as beneficial aquatic plantings, along the perimeter and, in some instances, pockets within the pond itself. Staff will work to resolve the issues.

A resident asked if assessments would increase now that the area was fully developed. Mr. Adams responded, from the CDD perspective, from the very beginning, all 1584 planned units participated in the CDD’s assessment program. Not all of the facilities, lakes and wetlands that the District would ultimately be responsible for operating and maintaining were online; therefore, the CDD had a budget that was smaller than what it would eventually be but all assessable units were utilized to generate revenue. Notices were sent to residents regarding the increase in the annual assessment. The increase was due to an increase in acreage of wetland and lakes, which would come online, during Fiscal Year 2017 and the budget was increased to accommodate those additional expenses. The increase was spread over the entire unit base so all residents’ assessments increased.

A resident asked how often assessments would increase and if road resurfacing was the only remaining work. Mr. Adams stated that the road was not a CDD expense; the CDD is responsible for the lakes and wetlands. Additional lakes and wetlands would come on board but the largest part of the system was already in place. Another one-third of lake and wetland acreage must come on board before the system could be deemed complete. The lake and wetland system serves the entire community, through interconnected pipes, control structures, receiving water and discharges off-site; the entire stormwater systems operates as one system. There is a benefit, from the beginning, for all 1584 units, although only 100 or so might be developed at a time. Previously, the developer was highly subsidizing the CDD budget, which kept assessments low. An additional phase of lake and wetlands, about one-third more, would be added in undeveloped areas, to complete the system. Assessments would increase by one-third,

by the time the system was completed. The CDD assessments are part of the property tax bill, each year. The current Operation and Maintenance (O&M) assessment was \$149.64 but it was proposed at \$175 for Fiscal Year 2017.

In response to a question, Mr. Adams stated that WCI has on-roll assessments for platted units that were not yet sold to end-users, which is \$175 per unit. WCI is also direct-billed for 1121 units, at a direct bill price of \$162.75 per unit. Regarding assessments related to bonds, Mr. Adams stated the other part of the bill is debt service assessments related to the bonds, which paid a portion of the initial infrastructure. The resident's portion of the debt service depends on which neighborhood or product type, reflected on Page 7. The "O&M Assessment" of \$175 for Fiscal Year 2017 was a \$25 increase from Fiscal Year 2016. The "Debt Service Assessment" typically remains the same, year-over-year. In response to a resident question, Mr. Adams confirmed that the "Debt Service Assessment" was on the tax bill. Debt service can be paid off, at any time; however, the O&M assessment would continue, as it related to annual operating expenses.

**THIRD ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

Mr. Adams presented the affidavit of publication for today's Public Hearing and Regular Meeting.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and  
Objections on Adoption of Fiscal Year  
2016/2017 Budget**

Mr. Adams stated, at the previous meeting, the primary increase, from Fiscal Year 2016 to Fiscal Year 2017 was "Other contractual services", on Page 1, which increased from \$119,000 to \$144,000 and covers maintaining the lakes, wetlands and littoral shelves and periodic monitoring and recording requirements. The "Assessment Summary", on Page 2, reflected Fiscal Year 2017 on-roll O&M assessments of \$175, an increase of \$26.36, over Fiscal Year 2016, and off-roll, direct-billed assessments of \$162.75, which was an increase from \$139.17, in Fiscal Year 2016. Page 7 reflected the Fiscal Year 2017 O&M and debt service assessments.

**On MOTION by Mr. Grant and seconded by Mr. Gore, with  
all in favor, the Public Hearing was opened.**

Mr. John Lambert, a resident, asked, if a portion of the bond was paid off, would the interest be avoided. Mr. Adams said affirmatively but the O&M assessments would still be due, each year. Regarding the debt service assessment amounts, Mr. Adams stated that Page 7 reflected the amounts for the four different product types but a pay-off amount, specific to the individual property, could be obtained from Management for the individual outstanding amount.

Ms. Barbara Lambert, a resident, asked about survey markers around lakes, the County requirements and if residents must absorb costs to meet requirements.

Mr. Barber stated the CDD owned lakes were not an issue, as they were certified and turned over to the CDD. A number of lakes, principally in, around and behind the golf course area, where the survey markings are, were still owned by WCI and, in order to certify those and convey them to the CDD, additional grading and resodding was done. The District Engineer would review the work, once completed, certify it and then O&M responsibility would be assumed by the CDD. Current work, in that regard, is WCI's responsibility and expense.

**On MOTION by Mr. Grant and seconded by Mr. Gore, with all in favor, the Public Hearing was closed.**

- A. Consideration of Resolution 2016-6, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017**

**On MOTION by Mr. Barber and seconded by Mr. Gore, with all in favor, Resolution 2016-6, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments to Fund the Budget for Fiscal Year 2016/2017, Pursuant to Florida Law**

- A. Mailed Notice(s) to Property Owner(s)**

Mr. Adams presented the Mailed Notices, were sent to all property owners.

**B. Consideration of Resolution 2016-7, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll**

Mr. Adams presented Resolution 2016-7 for the Board’s consideration. This is the assessment levying Resolution, which takes into account the appropriation levels and the per-unit assessments for both O&M and debt service, for the on-roll and off-roll units, authorizes placement of the on-roll assessments on the property tax bill and the off-roll assessment to be direct-billed, pursuant to the specified schedule.

Mr. Grant stated the address for the Public Hearing, on the Mailed Notices stated “2550” but should have been “25500”.

**On MOTION by Mr. Barber and seconded by Mr. Grant, the Public Hearing was opened.**

There were no public comments.

**On MOTION by Mr. Barber and seconded by Mr. Grant, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Barber and seconded by Mr. Grant, with all in favor, Resolution 2016-7, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-8, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017**

Mr. Adams presented Resolution 2016-8 for the Board’s consideration. The first meeting would be January 17, 2017, with subsequent meetings on April 18, July 18, August 15, 2017. The draft budget for Fiscal Year 2018 would be presented at the April meeting and the budget Public Hearing would be at the August meeting.

**In MOTION by Mr. Grant and seconded by Mr. Gore, with all in favor, Resolution 2016-8, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2016**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2016.

**EIGHTH ORDER OF BUSINESS**

**Approval of July 11, 2016 Regular Meeting Minutes**

Mr. Adams presented the July 11, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 226: Change “would” to “should”
- Lines 227 and 232: Change “Haney” to “Beatty”
- Line 235: Insert “dewatering” after “because”
- Line 167: Change “Caldwell” to “Eckert”

**On MOTION by Mr. Barber and seconded by Mr. Grant, with all in favor, the July 11, 2016 Regular Meeting Minutes, as amended, 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, in 2004, there was an obligation in the development orders for right-of-way (ROW) on East Boulevard and Manasota Beach Road, which are going to be dedicated to and owned by the County. The District owns the ROW and must dedicate it to the County, consistent with the 2004 requirements. An Interlocal Agreement was prepared between the District and the County, which states the District would dedicate the roads to the County and, if the County wanted, the District would provide a Quit-Claim Deed. The form of the deed may

be a Special Warranty Deed but a Quit-Claim Deed was proposed.

Mr. Barber stated that Venice East Boulevard will be a public road. About two miles of roadway are being built; probably three-fourths of it would be public and about one-fourth would be behind the gate. Mr. Conerly speculated that it would be some time before there was significant traffic. Mr. Barber stated Manasota Beach Road is in the County’s plans but it was not being funded, at this point; it is probably 10 years in the future.

A resident discussed a bike path to Manasota Beach Road that was cancelled. Mr. Eckert stated this is one step closer to the County owning the land that is needed to build the roads.

**On MOTION by Mr. Barber and seconded by Mr. Grant, with all in favor, the Interlocal Agreement for Roadway Turnover to County for Venice East and Manasota Beach Road, in substantial form, and authorizing the Chair to execute, were approved.**

A resident asked if the County required a specified number of exits, based on the number of homes. Mr. Eckert replied affirmatively.

**B. District Engineer**

There being no report, the next item followed.

**C. District Manager**

There being no report, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Audience Requests**

**Comments/Supervisors’**

There being no public comments, the next item followed.

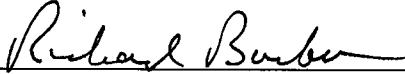
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Barber and seconded by Mr. Grant, with all in favor, the meeting adjourned at approximately 2:45 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair