

**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 18, 2017**, at the **Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293**.

Present at the meeting were:

Barry Ernst	Vice Chair
Josh Grant	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Michael Eckert	District Counsel
Bill Conerly	District Engineer
David Caldwell	WCI Communities, LLC
Russell Smith	Supervisor-Elect
Joan Shawshank	Resident
Robert Ryan	Resident
Douglas Richards	Resident
Sheryl Richards	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Ernst and Grant were present, in person. Supervisors Fedora, Barber and Soule were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

- **Acceptance of Resignation of Joel Fedora [Seat 4]; *Term Expires November, 2018***
******This item, previously the Fourth Order of Business, was presented out of order.******

Mr. Adams presented the letter of resignation from Mr. Joel Fedora and stated that three Board Members had resigned.

On MOTION by Mr. Ernst and seconded by Mr. Grant, with all in favor, the resignation of Mr. Joel Fedora, effective March 9, 2017, was accepted.

A. Consideration of Appointment to Fill Unexpired Term

Mr. Adams stated that Mr. Russell Smith was interested in serving on the Board. Mr. Ernst nominated Mr. Smith to fill Seat 4; term expires November, 2018. No other nominations were made.

On MOTION by Mr. Ernst and seconded by Mr. Grant, with all in favor, the appointment of Mr. Russell Smith to Seat 4, term expires November, 2018, was approved.

• Administration of Oath of Office to Newly Appointed Supervisor

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Smith. Mr. Adams provided and briefly explained items in the Supervisor’s Packet.

Mr. Adams stated that, with Mr. Smith’s appointment, there was an official quorum and the Board could now take action with regard to the other two resignations.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Richard Barber [Seat 3]; *Term Expires November, 2020*

Mr. Adams presented the letter of resignation from Mr. Richard Barber.

On MOTION by Mr. Ernst and seconded by Mr. Grant, with all in favor, the resignation of Mr. Richard Barber, dated February 14, 2017, was accepted.

A. Consideration of Appointment to Fill Unexpired Term

Mr. Adams recommended appointing Mr. Terrance Kirschner to the unexpired term of Seat 3. Mr. Smith nominated Mr. Kirchner to fill Seat 3; term expires November, 2020. No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the appointment of Mr. Terry Kirschner to Seat 3, term expires November, 2020, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

This item was deferred.

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Joel Fedora [Seat 4]; *Term Expires November, 2018*

This item was presented following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Acceptance of Bradford Soule [Seat 5]; *Term Expires November, 2018*

Mr. Adams presented the letter of resignation from Mr. Bradford Soule.

On MOTION by Mr. Grant and seconded by Mr. Smith, with all in favor, the resignation of Mr. Bradford Soule, dated December 15, 2016, was accepted.

A. Consideration of Appointment to Fill Unexpired Term

Mr. Adams stated that Ms. Rhonda Brewer expressed interest in serving on the Board. Mr. Smith nominated Ms. Brewer to fill Seat 5; term expires November, 2018. No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the appointment of Ms. Rhonda Brewer to Seat 5, term expires November, 2018, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

This item was deferred.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: District Manager's Revised Operating Procedures

A. Consideration of Resolution 2017-5, Electing Officers of the District

Mr. Adams presented Resolution 2017-5. Mr. Jeff Pinder, Wrathell, Hunt and Associates, LLC, Corporate Controller, would be added to the slate of officers, as Assistant Treasurer. This would enable Mr. Pinder to interact with the bank, on the District’s behalf, whenever Mr. Wrathell was unavailable. Mr. Smith nominated the following slate of officers:

Chair	Russell Smith
Vice Chair	Barry Ernst
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder
Assistant Secretary	Josh Grant
Assistant Secretary	Terrance Kirschner
Assistant Secretary	Rhonda Brewer
Assistant Secretary	Craig Wrathell

No other nominations were made.

On MOTION by Mr. Ernst and seconded by Mr. Grant, with all in favor, Resolution 2017-5, Electing Officers of the District, as nominated, with the addition of Mr. Pinder, as Assistant Treasurer, was adopted.

B. Consideration of Resolution 2017-6, Designating the Authorized Signatories for the District’s Operating Bank Account(s)

Mr. Adams presented Resolution 2017-6. The Chair, Vice Chair, Treasurer and Assistant Treasurer would be designated as authorized signatories on the District’s operating account and Mr. Wrathell must countersign all warrants and checks.

In MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, Resolution 2017-6, Designating the Authorized Signatories for the District’s Operating Bank Account(s), was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-7, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

Mr. Adams presented Resolution 2017-7. No increases were anticipated and assessments would remain fixed.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, Resolution 2017-7, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2017 at 2:00 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2017

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2017. On-roll assessment revenue collections were at 98% and off-roll assessments were at 75%.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. November 15, 2016 Landowners' Meeting

Mr. Adams presented the November 15, 2016 Landowners' Meeting Minutes, and asked for any additions, deletions or corrections.

On MOTION by Mr. Grant and seconded by Mr. Ernst, with all in favor, the November 15, 2016 Landowners' Meeting Minutes, as presented, were approved.

B. November 15, 2016 Regular Meeting

Mr. Adams presented the November 15, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Ernst and seconded by Mr. Grant, with all in favor, the November 15, 2016 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Eckert stated that the Florida Legislature was in session and certain bills, slated for consideration could impact the District, primarily, a bill requiring ethics training for District Supervisors. Additional information would be provided as further details were revealed. The Board was encouraged to contact District Counsel with questions regarding any proposed bills or laws. Mr. Smith asked if an individual serving on several CDD Boards would be required to undergo ethics training multiple times. Mr. Caldwell doubted that more than one training course would be required and stated that Mr. Smith would be required to provide evidence.

Regarding a plat, Mr. Eckert stated that it was necessary for the Board to amend the agenda to include two additional items and consider public comments. Mr. Eckert would elaborate further.

B. District Engineer

There being no report, the next item followed.

C. District Manager**i. NEXT MEETING DATE: July 18, 2017 at 2:00 P.M.**

The next meeting will be held on July 18, 2017 at 2:00 p.m., at this location.

Mr. Adams stated that the agenda should be amended to include two items.

- **Amendments to Agenda**

On MOTION by Mr. Smith and seconded by Mr. Grant, with all in favor, amending the agenda to include two items relating to the Phase 5 Plat, was approved.

- **Sixth Supplemental Amended and Restated Declaration of Covenants, Conditions and Restrictions Sarasota National**
- **Open Space Restriction and Covenant Pursuant to Sarasota County Zoning Regulations**

*****These items were additions to the agenda.*****

Mr. David Caldwell, of WCI Communities, LLC/Lennar, stated that the items presented for the Board's consideration were ancillary documents relating to the Phase 5 Plat, which would be submitted to Sarasota County for final acceptance. The County required that the Plat be made subject to the existing Amended and Restated Declaration in the Master Association Covenants, which was part of the essential filings for any plat. The Sixth Supplement involved adding the Phase 5 Plat to the Master Declaration. The County also required a covenant stipulating that any of the open spaces, within any plat area, be made subject to a County Ordinance restricting any use of open spaces, in perpetuity, in accordance with the County Ordinance. This was a prohibition covenant placed on the land of the designated open spaces, shown on any plat. The requirement included acknowledgement by the Developer, Lennar, WCI, the CDD and the Master Associations. The Board was being asked to acknowledge the documents and authorize the Chair to execute the documents. Mr. Adams stated that the items would not impact existing homeowners and opened the meeting to public comments.

Ms. Joan Shawshack, a resident, asked if the designated preserve areas would remain and not be developed. Mr. Adams replied affirmatively; areas that were being platted, preserved and deemed open pocket spaces would be required to be maintained, in perpetuity. In response to a question regarding whether new plats were anticipated, Mr. Adams stated that the first step was platting and then homes could be built; platting would not impact existing residents.

Mr. Robert Ryan, a resident, asked if existing plats would be replatted or if this would occur on unplatted property. Mr. Adams stated that the project would be on unplatted property and there were no current plans to replat. Mr. Ryan stated that there were currently approximately 1,200 homes in the community and asked if the replatting would increase the number of homes. Mr. Caldwell stated that the project would not involve replatting. In response to a question, Mr. Caldwell confirmed that there were 1,584 homes in the community.

Mr. Conerly asked if the Resolution authorizing the Chair to sign off on platting projects, in between meetings, was still valid, as several other plats would be processed, in the near future. Mr. Adams replied affirmatively; following execution of documents, the Chair would be required to present those documents, at the next meeting for ratification.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the Sixth Supplemental Amended and Restated Declaration of Covenants, Conditions and Restrictions Sarasota National, was approved.

On MOTION by Mr. Grant and seconded by Mr. Ernst, with all in favor, the Open Space Restriction and Covenant Pursuant to Sarasota County Zoning Regulations, was approved.

ELEVENTH ORDER OF BUSINESS	Audience Requests	Comments/Supervisors'
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Ms. Shawshack stated that the lakes and ponds were evaporating, due to a drought, and asked if they were being drained, to reduce the water tables, to facilitate construction. Mr. Smith stated that, in cases where sewer pipes were being installed, water was pumped out of certain trenches. Dewatering did not affect the water levels as much as irrigation of the golf course and common areas. With dewatering, contractors removed water from one area and replenished it in another lake; lakes would recover at the onset of the rainy season. Discussion ensued regarding the lakes, trenches and wetlands. Ms. Shawshank asked if construction information could be disseminated, as residents were concerned about water levels in the lakes and ponds. Mr. Conerly would coordinate with the Developer to circulate information to homeowners.

Mr. Ryan stated that, since Lennar acquired WCI, there were several rumors regarding the fallout and asked the Board to urge the Developer to email an official statement, as homeowners were uneasy and would like to know how the community would be affected. Mr. Smith stated that a statement would be distributed.

A resident commented that lake levels, in Southwest Florida, routinely fluctuated; it was a seasonal phenomenon. Mr. Smith stated that construction aggravated the fluctuation because pumps extracted water from the ground and added it back, very slowly.

Mr. Douglas Richards, a resident, stated that a small pond, behind his house, was causing an unsightly washout, despite the preliminary work by a Lennar representative. The problem was getting passed around and he wanted to know who handled specific issues. Mrs. Richards stated that, approximately four days after the work was completed, there was a washout again, preventing them from extending their lanai. Mr. Adams stated that the CDD handled drainage, including the lakes, wetlands, interconnecting pipes and control structures but not washout on

lake banks. As the Director of Lake Development, for Lennar, Mr. Smith would follow up and ensure a resolution.

TWELFTH ORDER OF BUSINESS


Adjournment

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

On MOTION by Mr. Ernst and seconded by Mr. Grant, with all in favor, the meeting adjourned at 2:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair