

**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 16, 2018, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present at the meeting were:

Russell Smith	Chair
Barry Ernst	Vice Chair
Matthew Koratich	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Robert Rebey	Wrathell, Hunt and Associates, LLC
Michael Eckert	District Counsel
Bill Conerly	District Engineer
Dave Caldwell	Lennar/WCI Communities, LLC
Katrina Walker	Resident
Chip Campbell	Resident
Ellen Piallen	Resident
Stacey Maggio	Resident
Ron Silvan	Resident
Martha Obbink	Resident
Charles Sweet	Resident
Robert Pape	Resident
Kim Shrader	Resident
Maureen Solomon	Resident
Ivanka Olesnycky	Resident
Tim Eaton	Resident
Lisa Perral	Resident
Harry Hample	Resident
Joe Vitone	Resident
Ron Lesoda	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Koratich, Ernst and Smith were present, in person. Supervisors Kirschner and Brewer were not present.

SECOND ORDER OF BUSINESS

Public Comments – Agenda Items [3-Minute Time Limit]

Mr. Chip Campbell, a resident, asked where he could find details about the Resolutions presented today. Mr. Adams stated all agenda items are posted on the CDD’s website, sarasotationalcdd.com, seven days prior to meetings. Per Mr. Campbell’s request, the Supervisors stated their names. In response to a question, Mr. Adams stated the CDD website contains contact information for each Board Member. In response to the question of when the Board would transition from Landowners to residents, Mr. Adams stated the transition process would begin in November, as the District reached the required 250 qualified electors residing within the boundaries of the District and the District was at least six years old. Three seats would be up for election in November; two would be elected during the General Election and one would be Landowner-elected. The CDD website contains information about which seats would be up for election, the candidate qualifying period, the District’s financial information, etc. Mr. Adams introduced himself.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-01, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Sarasota National Phase 8; Providing an Effective Date

Mr. Adams presented Resolution 2018-01. Mr. Caldwell stated that three Plats would be presented for consideration of acceptance of dedications of items shown on the Plat. Dedication means that the Developer wants to give easements or tracts of land to other entities. The Phase 8 Plat is located in the southeast corner of the District, in Golf Village, and consists of 119 acres. Mr. Koratich affirmed that each tract being dedicated to the various entities today was in compliance and similar to prior designations.

Ms. Ellen Piallen, a resident, asked if Lennar was giving land to the CDD. Mr. Caldwell explained that the Developer was in the development stage but, eventually, all lots and tracts would be conveyed to a homeowner, the Master Association or the District. Mr. Adams stated that the District would be dedicated rights and responsibilities and conveyance of the title to the District or Association would occur later.

Ms. Stacey Maggio, a resident, asked the difference between lots and tracts. Mr. Caldwell stated there was no actual difference; the terms were used mostly in helping the Developer identify how the land was broken down into residential lots, tracts of land, road right-of-way (ROW), open space, park areas, etc.

Mr. Ron Silvan, a resident, asked if the residential lots were consistent and not smaller or larger to the previous lots. Mr. Caldwell replied affirmatively; the same rules and criteria were applied as were for the plats previously defined. Mr. Campbell asked if the CDD financing was set up to fund these land responsibilities, as they come forward, and if any bond issue was assigned to them. Mr. Adams stated that the CDD could own the property by acquisition for financial consideration or by gratuitous transfer; upon completion of projects, the Developer would either transfer the title to the District, through a Bill of Sale, or the District would purchase it, if construction funds were available. Mr. Caldwell affirmed that, prior to Lennar/WCI acquiring the property, the previous Developer depleted the bond funds. Today's Resolutions were not associated with any bond funds. Mr. Adams explained that the "capital" or bond debt service assessments are a portion of the overall CDD assessments and are imposed for a specific term. The other portion of the assessment is on the operating side, which has no term and fluctuates yearly and would likely increase, as the District accepts any additional facilities that were not programmed into the budget. In response to a question, Mr. Conerly stated the three subdivisions presented today would become available for sale in late 2018 or early 2019 and would be ready to turnover to the Association and/or the District, in 2019. Mr. Eckert clarified that the Board was accepting the dedications to the District for the Plat, the various easements and lake and preserve tracts only; the Board had no other authority to determine the size or location of a lot. Mr. Smith stated the Board was accepting responsibility for the operation and maintenance (O&M) of the platted, lakes and preserve areas, as described on the cover page.

On MOTION by Mr. Koratich and seconded by Mr. Ernst, with all in favor, Resolution 2018-01, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Sarasota National Phase 8; Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Sarasota National Phase 9-A; Providing an Effective Date

Mr. Adams presented Resolution 2018-02. Mr. Caldwell stated that the Phase 9-A Plat is located in the west side of the District, is a re-plat of a larger tract and consists of one road ROW and 28 46'-wide residential lots.

On MOTION by Mr. Ernst and seconded by Mr. Koratich, with all in favor, Resolution 2018-02, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Sarasota National Phase 9-A; Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Sarasota National Phase 9-B, Providing an Effective Date

Mr. Adams presented Resolution 2018-03. Mr. Caldwell stated that the Phase 9-B Plat is located in the western side of the District, in Lake Village. It is a re-plat of a larger tract, in Phases 6 and 7, consists of one road ROW tract to the Master Association and contains 42 52'-wide residential lots.

Mr. Campbell stated the area was a dirt pile and asked if it must be removed before the platting process could begin. Mr. Caldwell stated that site development was different from platting, which is the legal process to subdivide property. Mr. Eckert explained that subdivisions were made up of plats; today's Resolutions were separate from a Site Plan or Development Order (DO), which relates to infrastructure. The Developer was in the process of building tracts and, most likely, the dirt piles around the community were related to that.

On MOTION by Mr. Koratich and seconded by Mr. Ernst, with all in favor, Resolution 2018-03, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Sarasota National Phase 9-B, Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2017

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2017.

SEVENTH ORDER OF BUSINESS

Approval of August 15, 2017 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 15, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the August 15, 2017 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated the Interlocal Agreements with the County remained pending.

B. District Engineer

Mr. Conerly stated the County Commission approved the Phase 8 Plat today.

C. District Manager

i. NEXT MEETING DATE: April 17, 2018 at 2:00 P.M.

Mr. Adams stated that the next meeting will be held on April 17, 2018, at 2:00 p.m., at this location.

NINTH ORDER OF BUSINESS

**Public Comments – Non-Agenda Items
[3-Minute Time Limit]**

Ms. Martha Obbink, a resident, asked for an update regarding lake maintenance schedules and, specifically, for the lake near her residence, on Bullrush Drive. Mr. Adams stated that the contractor is on site every Friday. Lake maintenance occurred several times but, because the surrounding area was under heavy construction, this would be an ongoing issue. Another maintenance visit would be scheduled.

Mr. Charles Sweet, a resident, asked if the ponds were supposed to contain water or weeds. Mr. Adams explained that water levels can become low but, rather than weeds, residents were most likely seeing aquatic plantings, which are required by the environmental permits. Aquatic plants help maintain the soil and prevent erosion, along with improving water quality. Mr. Sweet stated he understood but the abundance of plants in the middle of the lake leaves only two thirds of the pond for viewing; he suggested relocating the plants in the center to the edge of the lake. Mr. Adams explained those plantings were built into the design of the lake and create a littoral shelf. In response to a question, Mr. Conerly stated that the only time water would be moved from one pond to another was during the construction phase. A shell layer, throughout the site, allows water to move independently. Typically, after construction, annual fluctuations of 1½' to 2' of variance are expected.

Mr. Robert Pape, a resident, asked if there were plans to add more plantings to the pond off Copperleaf Drive, as it looks more like a swamp. Mr. Adams would have the area inspected. Mr. _____, noted an area along Copperleaf Drive was not intended to be a pond.

Ms. Kim Shrader, a resident, asked who was responsible for monitoring the invasive species, such as torpedo grass and removing overgrown bulrush. She asked if golden canna, blue flag or pickerelweed, commonly used in supporting littoral shelf, could be considered. Mr. Adams stated the exotic and invasive plants are maintained by separate contractors. Cardno cares for the environmental areas, including the littoral shelves, performs periodic monitoring and is required to submit the results to the County. LakeMasters Aquatic Weed Control, Inc. (LakeMasters) maintain the lakes, lake and water body perimeters, lakes outside of the environmental areas and the water. Bulrush, an approved aggressive plant that grows substantially in height, is mostly used in the Preserve frontage, not in residential or golf course areas, since it can create line-of-sight issues. Plans were already underway, during the supplemental planting season, to use the color palette suggested by Ms. Shrader. Residents should contact Management regarding overgrowth. Ms. Shrader asked who to contact regarding

grass clippings in the lakes, which was causing algae growth. Mr. Adams advised her to contact the golf course manager; residents should advise their landscapers about not blowing clippings into the lakes and that fertilizer applications should stop at least 5' to 10' from the lake edge. The CDD website contains further information, including information from Southwest Florida Water Management District (SWFWMD) titled "Stormwater Systems in Your Neighborhood".

Ms. Maureen Solomon, a resident, asked for clarification regarding "depletion" of the CDD bond fund, as she was told those would cover the rest of the infrastructure, including the roads and other items still to come. Mr. Adams explained the Capital Improvement Plan (CIP), which includes land acquisition, stormwater systems, etc., which were built with those bond construction funds; those facilities would be dedicated or deeded to the District. Mr. Smith explained that the bond construction fund was depleted. There was no intention to issue additional bonds and the Developer would pay for construction of the remaining infrastructure. In many instances, the CDD accepts certain aspects of the infrastructure to perform ongoing maintenance. In response to the question of asphalt for the roads, Mr. Koratich stated neither the CDD nor HOA was responsible for completing that portion. Mr. Smith stated that the Developer was funding it through a surety bond; the CDD would not pay for any further construction and would only be responsible for operating the facilities, once built.

Ms. Ivanka Olesnycky, a resident, asked who was responsible for monitoring the preserve and pond located behind her home on Euphoria Drive. Mr. Adams stated a CDD contractor maintains the ponds and another maintains the wetland preserve areas. The area in question is located in the wetland preserve. Ms. Olesnycky was concerned about the chemicals sprayed in that area and having the area look the best it can. Mr. Adams stated monitoring reports are sent directly to the regulatory agencies and, so far, everything is performing as designed and expected. Ms. Olesnycky asked what pesticides were being used. Mr. Adams stated, when spraying for invasives, a glyphosate-based product is used, which is typically found in Roundup[®], and a rhodium-based product is used in water areas. Mr. Conerly stated that an upland buffer of at least 30', along the edge of every wetland area, remains undisturbed with the existing vegetation. Mr. Adams stated the CDD was not allowed to treat any wetlands located inside preserve areas.

Mr. Tim Eaton, a resident, asked how the assessments and expenses were calculated. Mr. Adams stated that the debt service assessment remains the same, year-over-year and, once the

bonds mature in Fiscal Year 2039, the debt service assessments would cease; however, the O&M assessments continue and would increase, as the District accepts more facilities. As previously noted, assessments that are not assigned to residents were assigned to the previous Developer and Lennar; all units are accounted for. Regarding the amount assessed to pay the bond debt, Mr. Smith stated it was the total assessment amount, less the \$175 O&M assessment. Mr. Adams stated that property owners could pay off their bond debt assessment early; Management could provide the payoff amount, upon request.

Ms. Lisa Perral, a resident, asked if the ponds would be treated for midges. Mr. Adams replied no; midges would be treated on an as-needed basis, as an addition to the existing Contract.

Mr. Harry Hample, a resident, asked if the District stocks the ponds, what types of fish are in the ponds and if bird migration helps with the algae issues. Mr. Adams replied that the ponds are not stocked, the fish in the lakes occur naturally. Certain fish help control algae and midges. Fish types include brim, brine, bass and tilapia.

Mr. Joe Vitone, a resident, was concerned about erosion behind his home on Corporate Court, which was discussed at the August meeting, as erosion continues. Mr. Smith would discuss this with Mr. Vitone, following the meeting, since it was a Lennar issue.

Mr. Silvan asked what percent of the operating budget was allocated to the two contractors handling the wetland areas and if sufficient funds were allocated. Mr. Adams replied \$261,000 and \$154,000 was spent. Pricing is per linear foot and acreage, in terms of maintenance; however, unknown factors arise. The budget is calculated using historical data and adding additional funds. The Fiscal Year 2018 budget is sufficient.

Mr. Ron Lesoda, a resident, asked for the type and size of the pipes that interconnect the ponds. Mr. Conerly stated the pipes were reinforced concrete, range in size from 18" to 60" and are below the water line. They provide volume for storage and move water off of a site using gravity; no pumps are used. The pipes are typically installed on the far side of a home. These lakes are connected to an outfall boundary, discharging off the property and into the larger storm management system.

Mr. Adams reiterated that the CDD website contains a lot of the information on the topics discussed today.

TENTH ORDER OF BUSINESS

Supervisors' Requests

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

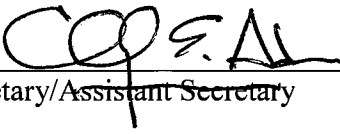
ELEVENTH ORDER OF BUSINESS

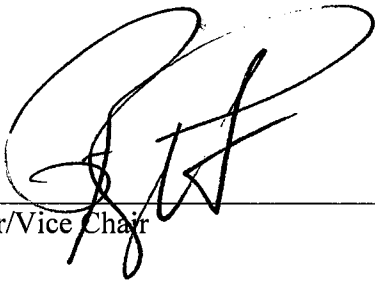
Adjournment

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

**On MOTION by Mr. Koratich and seconded by Mr. Smith,
with all in favor, the meeting adjourned at 3:05 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair