SARASOTA NATIONAL

COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING AGENDA

February 22, 2019

Sarasota National Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-Free: (877) 276-0889●Fax: (561) 571-0013

February 15, 2019

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Sarasota National Community Development District

Dear Board Members:

A Special Meeting of the Sarasota National Community Development District's Board of Supervisors will be held on February 22, 2019, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda Items* [3-Minute Time Limit]
3. Discussion/Consideration of Qualified Elector Candidates for Seat 1 and 5
   - A. Barbara Albu Lehman [10361 Crooked Creek Drive]
   - B. Gerald Bergmoser [10451 Medjool Drive]
   - C. Scott J. Cietek [10471 Medjool Drive]
   - D. Joseph Andrew DeCapua [10791 Ironbridge Drive]
   - E. James G. Hammar [23889 Waverly Circle]
   - F. Cary G. Leuschner, P.E. [10920 Bullrush Drive]
   - G. Joel Lombardi [10357 Crooked Creek Drive]
   - H. Sandra Rubinstein [17343 Wintergarden Avenue]
   - I. Michael A. Shlasko [10391 Medjool Drive]
4. Administration of Oath of Office to Newly Elected Supervisors *(the following to be provided in a separate package)*
   - 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

5. Consideration of Resolution 2019-04, Electing the Officers of the Sarasota National Community Development District, and Providing for an Effective Date

6. Consideration of Request for Conveyance of Tracts 433 and 434, the Plat of Sarasota National, Phase 3, to the Sarasota National Master Association, Inc.

- Quit-Claim Deed

7. Acceptance of Unaudited Financial Statements as of December 31, 2018

8. Approval of Minutes

A. August 14, 2018 Public Hearings and Regular Meeting

B. January 15, 2019 Regular Meeting

9. Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

B. District Engineer: *Kimley Horn and Associates, Inc.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 16, 2019 at 2:00 P.M.

10. Public Comments: *Non-Agenda Items* [3-Minute Time Limit]

11. Supervisors' Requests

12. Adjournment

Please do not hesitate to contact me directly at (239) 464-7114 with any questions and/or concerns.

Sincerely,

Chesley "Chuck" Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3A

BARBARA ALBU LEHMAN
10361 Crooked Creek Drive
Venice, Florida
609-709-5242

***Professional Experience*:**

Teacher
Allentown High School - Allentown, New Jersey 1984-2012

- Successfully developed and implemented an Elementary School French curriculum
- Initiated and supervised the French Student Exchange Program with the Lycee du Noordover, Grande Synthe, France
- Revised, expanded, and strengthened the French curriculum and developed the French V Honors Program
- Developed the World Travel Experience where high school students visit other countries to experience language and culture
- Created a Holocaust Study Unit for visiting foreign exchange students

Research Intern
Rutgers University, New Brunswick, NJ 1981-1983

Teacher
Mount Olive High School, Flanders, NJ 1973-1981

Teacher
St. Ursula Academy, Toledo, Ohio 1972-1973

***Education*:**

Master of Science-Rutgers University, New Brunswick, NJ 1983
Major: Ceramic Engineering

Bachelor of Arts-Rutgers University, Douglass College, New Brunswick, NJ 1972
Major: French and German

Certification-Certified to teach both French and German in NJ - Grades K-12

Professional Associations:

**** Suncoast Commission on the Status of Women***

- Somerset County Commission on the Status of Women
- NJEA Women in Education Committee
- Kappa Delta Pi Academic Honor Society
- Keramos Engineering Honor Society
- American Ceramic Society
- NACW-National Association of Commissions on Women
- Ocean County Commission of the Status of Women

Civic Involvement:

- Treasurer for the National Association of Commissions on Women 2007-2010
- President of the JCT (Joint Council of Taxpayers of LBI) 2012-Present
- Ocean County Commission on the Status of Women 2007-Present
- Elected to the Board of Directors of NACW
  2001,2003,2005
- New Jersey Delegate to NACW Convention 1993,2001-2004
- Gubernatorial appointment to New Jersey Advisory Commission on the Status of Women 1999-2004
- Zoning Board of Montgomery Twp. 1999-2002

- Member Somerset County Commission on the Status of Women 1987-2007
  Vice-Chair 1987-1995
- Delegate to NJ Governor's Conference 1993-2010
- President Princeton Area Douglass Alumnae Club 1987-1988
- Treasurer Princeton Area Douglass Alumnae Club 1985-1987
- Alumnae President: Class of 1972 1976-1998
- Alumnae Treasurer: Class of 1972 1998- Present
- Chair: NJEA Women in Education 2003-Present
- Treasurer UFREA of National Education Association 2003-Present
- Trustee Harvey Cedars Tax Payer Association 2010-Present

Honors:

- Kappa Delta Pi
- Keramos Engineering Honor Society
- Who's Who of American Women
- Who's Who Among America's Teachers
- Who's Who in the World
- John S. Grauel Holocaust Scholar (1994) Jerusalem, Israel
- Somerset County Board of Chosen Freeholders-Service to County Award (1996)
- National Blue Ribbon School Teacher (1994)

Symposium Presentations/Selected Publications:

- "What Your Women's Commission Can Do for You: Getting Involved in Your County Commission of the Status of Women"; Governor's Conference, Atlantic City, NJ (1998)

- "Market Opportunities for Suppliers of Aseptic Packaging Materials in North America", Invited Presentation at The Second International Conference on Aseptic Packaging, Princeton, New Jersey (1984)

- "Market Opportunities for Suppliers of Aseptic Packaging Materials in North America", published in Proceedings of the Second International Conference on Aseptic Packaging (1984)

- "Glass Containers: Growth Through Improved Technology", presented at the American Ceramic Society Annual Meeting, Chicago, Ill., April (1984)

- "Glass Containers: Growth Through Improved Technology", published in Advanced Ceramics 9 (1984)

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3B

GERALD BERGMOSER

10451 Medjool Drive · 239-404-5579
gbergmoser@comcast.net

EXPERIENCE

2011-2018
Supervisor, Fiddlers Creek CDD #1, Naples, FL (Vice-Chairman, 2015-2018)

1967 to 2002, Management positions with 3 Fortune 500 companies (Firestone, Ford Motor Co., Chrysler Corp.)

EDUCATION

MBA, University of Michigan

Personal

Married to Sally, three children, five grandchildren.
Play golf, cards, beach, travel

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3C

Scott J. Cietek
10471 Medjool Drive
Venice, FL 34293
941-716-5753
scottcietek@gmail.com

EXECUTIVE PROFILE:

A proven leader with over 25 years' experience in commercial and residential lending, real estate, economic and community development. Played a major role in over 1.5 billion dollars of real estate development projects with over 6,000 new jobs created in the past 18 years. Extensive experience collaborating with business, community and political leaders to ensure a cohesive project. Understands and respects all stakeholders' roles in the development and execution of a shared vision. Possesses strong business and negotiation skills and which results in a proven track record of success.

WORK EXPERIENCE:

Michael Saunders & Company: November 2018 – Present

Director of Commercial Real Estate

- Manages the day to day activities of 23 agents and 3 support staff
- Manages 2 sales offices-Sarasota and Orlando
- Full Profit and Loss responsibility
-

Schenectady Metroplex Development Authority- Vice President of Economic Development: 2002 – November 2018

Vice President: 2006 - 2018

- Projects to date have created over $1.5 billion of new investment and over 6,000 new fulltime jobs have been added to Schenectady County:
    - Personal involvement in projects varied from: recruitment, site selection, financing (SBA), governmental approvals, incentive packages and any other task that arose to see a project through to completion.
    - Established and maintained excellent working relationships within State, County and City government, banking, business and development entities.
    - Projects to-date: casino, hotels, movie theater, office, industrial, manufacturing, housing, infrastructure
- Executive Director of the Schenectady County Community Business Center (County Incubator):

Director of Project Administration: 2002 – 2006

- Responsible for project administration and real estate development for the Authority.
- Managed all real property owned by the Authority.
- Executed real estate deals with developers and prospects.
- Created loan packages for projects which were then presented to the Board for approval.

Schenectady Economic Development Corporation: 1999-2002

Director of Business Development for SEDC

- Responsible for working with start-up, small and large businesses in Schenectady County by providing technical, financial assistance and loan packaging.

Source One Mortgage/Citigroup:1992-1999

Sales Manager (Newly created Manufactured Housing Division): 1992-1999

- Responsibilities included the promotion of the product by creating territories throughout the US thru local home builders and manufacturers.

- Managed over 100 territory representatives, underwriters and closing staff with over $500 million in yearly sales with full P&L responsibility.

EDUCATION:

- Licensed State of Florida Real Estate SL3433726 - 2019
- State of Florida Real Estate Salesperson Course 2018
- Oklahoma University Economic Development Institute 2002-2004
- New York State Real Estate Salesperson Course 2004
- Chamber of Schenectady Leadership Program 2004
- New York State Economic Development Council Course 2000
- Dale Carnegie Master Sales Course 1992

Scott Cietek

Mobile: 941.716.5753
Email
Office: Commercial Division
100 South Washington Boulevard, Sarasota, FL 34236
Office phone: 941.957.3730

Scott brings with him over 30 years of experience in commercial and residential lending, real estate and economic and community development. In this role, Scott will oversee the day-to-day activities of his dedicated team of agents and staff, whose expertise in all classes of commercial properties and property management spans the Gulf Coast region as well as the Orlando market.

A native of upstate New York, Scott commands an extensive resume ranging from running a mortgage division for Source One Mortgage/Citigroup and most recently serving as Vice President of Economic Development for Schenectady Metroplex Development Authority. Within that role, he was involved in site selection, SBA financing and governmental approvals for over $1.5B (8 million square feet) and helping small and large companies relocate or expand in the market area. His passion for supporting his community's infrastructure via the growth of local enterprises also earned him a reputation as rainmaker when he held the Executive

Director position at the County Incubator, continuously bringing in new opportunities and ultimately helping his hometown thrive. Professionally he values integrity, honesty and exceptional customer service, citing the Michael Saunders & Company values and

culture as driving factors for his choice in relocating for his position.

Scott relocated to Venice with his wife Nora in 2018 and considers the beaches and sunny weather a welcome departure from the multi-season climate of the North. He holds a real estate degree from the University of Oklahoma Economic Development Institute and enjoys cycling and rooting for the NY Yankees (but don't hold that against him). He and Nora have three children; Zachary and twin daughters Kendall and Mackenzie, all of whom have embarked on their own professional paths.

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3D

Joseph Andrew DeCapua

•10791 Ironbridge Dr Venice, FL 34293 • P - 610-428-2505 • E-Mail: dojo122191@gmail.com

Objective

To establish myself as a leader in my chosen profession and a leader in the community

Experience

Acme Markets [1968 - 1973]

Consolidated Rail Corporation [1973 - 1988]

- Held numerous management positions with Conrail starting as a brakeman

Pennsylvania Truck Lines (1988 – 1990)

- Worked as General Manager for this wholly owned subsidiary of Conrail in the Western Region based in Chicago

Consolidated Rail Corporation (1990 – 1997)

- Worked as General Manager for the Eastern Region of Conrail's intermodal department. In 1992 promoted to Director of Intermodal Operations based in Philadelphia with a $365 Million dollar budget.

Integrated Data Communication Systems (IDCS, Inc.) (1997 – 2018)

- One of the founders of IDCS, Inc., serving Class 1 Railroads Intermodal maintenance and repair operations. In 2003 became Pres/CEO of this SaaS Corporation and principal shareholder, changed name from Intermodal Data Communication Systems, IDCS, Inc. to current name to better reflect expanding services outside of Railroads. In 2010 became sole owner. Our list of Clients included Fortune 100 Companies operating in the Transportation and Logistics industry

Education

Keystone Junior College [1970 - 1972]

Majored in Business Management.

Organizations (1991 – 2018)

- Board of Directors Intermodal Association of North America (IANA)
- Member of American Association of Railroads (AAR) Advisory Board
- Member of Trailer Train (TTX) Advisory Board
- Board of Directors University of Denver Intermodal Institute
- Board of Governors Northampton Country Club 10 years
- President Northampton Country Club 5 years

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3E

James G. Hammar

23889 Waverly Cir.
Venice, Fl. 34293
239-450-1955 jim@jameshammar.com

Key Work Experience:

- Real Estate Brokerage Management
- Extensive Real Estate Sales Trainer
- Residential Real Estate site development including housing and amenities.
- Real Estate development marketing including budgeting, planning and execution.
- Developer/Sub Developer/Builder Liaison
- Extensive experience working with architects and engineers in product and site design and development.
- Site sales employee training.
- Residential custom home building design and execution.
- Single family and multi-family construction.

CAREER HISTORY:

Michael Saunders and Company, Venice Florida, 1/1/19 to present

Having accomplished my objective at M/I Homes I have returned to the general Real Estate community.

M/I Homes, West Villages, Venice Florida 3/2018 to 12/31/18

New Home Consultant for M/I Homes at their Oasis community in the West Villages. Oasis was a start-up community for M/I Homes and needed experienced New Home Representation to jump start the project.

Accomplishments:

- Succeeded in helping M/I Homes bring their new start up community in The West Villages to life.

Michael Saunders and Company, Venice Florida. 6/10/2017 to 3/2018

Shortly after the acquisition of WCI by Lennar I returned to general real estate as a Broker/ Salesperson with Michael Saunders in Venice, specializing in new construction in South Sarasota County and the West Villages.

WCI Communities, Sarasota National, Venice Florida. 03/14 to 6/3/2017
Community Representative

I was hired by WCI shortly after their acquisition of Sarasota National, a 2400 acre golf course community in Venice. Objective was to bring life to a previously failed community through aggressive marketing and a strong on-site sales effort.

Accomplishments:

- Over the past three years, 2014 to 2017, Sarasota National had risen to become WCI's top community in Florida. In 2016 I was the #2 ranked salesperson in the WCI organization with over $18 Million in Sales Volume and in the past three years I have been responsible for nearly 150 sales and Sales Volume of over $50 Million.

Michael Saunders & Company, Sarasota, Florida. 2010 – 2014
Managing Broker; Punta Gorda, Burnt Store and Boca Grande Offices.

Michael Saunders is a large independent real estate company headquartered in Sarasota with offices located in Sarasota, Manatee and Charlotte counties. I was hired in 2010 to lead the company in its expansion south into Charlotte County.

Accomplishments:

- In less than three years I have grown the company in Charlotte County to three offices, 33 salespeople and approaching $100m in sales.
- Recruited and trained salespeople to be the best they can be.
- Two time nominee for Punta Gorda "Business of the Year"
- Punta Gorda Chamber of Commerce Board of Directors member

SeaTek, Inc., Naples, Florida. 01/2000 – 07/2010
President

SeaTek was a Southwest Florida real estate development company that specialized in high-end residential condominiums. As president, my responsibilities encompassed all aspects of the development process. From land acquisition through product design; zoning approvals to budgeting and contractor bid selection; market research to sales coordination.

Accomplishments:

- Traveled the west coast of Florida extensively searching and selecting properties for acquisition.
- Created the product design working with architects and real estate focus groups to determine the product best suited for our properties.
- Formed the team that implemented the plan; to include architectural, engineering, construction, marketing and sales.
- Consistently sold out projects with widely acclaimed designs and quality of construction. Condominiums ranged in price during this time from $1m to $4m.

Kensington Golf & Country Club, Naples, Florida. 08/1995 – 12/1999
Senior Sales Executive

Kensington Golf & Country Club was a failing high-end championship golf course community in Naples. I was brought in to assist in the revitalization of this community. Our plan created an entirely new product mix, a new marketing plan, and an entirely new sales team.

Accomplishments:

- My responsibilities included but were not limited to; personal sales, sales training, builder product review and acceptance, and Realtor incentive programs.
- Top sales associate five consecutive years.
- By 2001 this community had completely sold out and is today considered one of the premier golf course communities in Naples.

Windstar Golf & Country Club, Naples, Florida. 09/1992 – 07/1995
Sales Associate

Windstar is a Tom Fazio golf course community in Naples with a product mix of condominiums, single family villas and single family estate homes. The community had location issues that were challenging, but the team compiled was able to overcome the challenges and complete a beautiful community.

Accomplishments:

- Consistently one of the top salespeople on the team
- Builder liaison that assisted purchasers with custom design changes.

Met Life Ins. Co, Tucson, Az. 02/1989 – 08/1992
Account Executive

Specialized in Met Life's multi-funded products. Selling these required Series 6 and Series 62 licenses. Left Met Life when the opportunity to return to Florida and the housing industry presented itself.

Accomplishments:

- Received Met Life's Great Beginnings Award in my first year with the company.

Homes by Hammar Inc., Venice Fl. And Key Largo, Fl. 1980 – 1988
Vice-President

I relocated to Florida to join forces with my older brother to start this company. We were custom single-family home builders, with model homes in two golf course communities and one boating community. My initial responsibilities were the marketing and sales of our homes. In 1982 the company was awarded a contract to construct a luxury condominium in Key Largo Florida. My responsibilities shifted at this time to the overall direction and supervision of this project.

Accomplishments:

- My company was considered one of the premier custom home builders in Sarasota County

Earl Keim Realty, Farmington, Michigan 1975 – 1980
Managing Partner

I started as a salesperson, and then was offered the opportunity to buy into the franchise as the managing partner. My responsibilities included recruiting, training and managing the day-to-day operation of the company.

Accomplishments:

- The youngest owner/manager in the Earl Keim Realty organization which consisted of 83 offices throughout Michigan.

The Dow Chemical Company, Indianapolis, In. 1973 – 1975
Technical Sales Representative

I handled the sale and follow-up training in the use of blood diagnostic chemistries and equipment to hospitals and large group practices.

Accomplishments:

- Won a national sales award in my first year with the company.

EDUCATION BACKGROUND & PROFESSIONAL QUALIFICATIONS

Cathedral Prep High School
Erie, Pennsylvania – 1969

University of Detroit
BS Degree in Marketing – 1973

State of Florida Real Estate Broker
State of Florida Certified General Contractor
NAR Certified International Property Specialist (C.I.P.S)

Certified Mentor, Brian Buffini and Company
President, Punta Gorda, Port Charlotte, North Port Woman's Council of Realtors
President, PGPCNP WCR Toastmaster's Club
Toastmaster's CC Designation
Punta Gorda Chamber of Commerce Board of Directors
Charlotte County Chamber of Commerce – Member
Boca Grande Chamber of Commerce – Member

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3F

Cary G. Leuschner, P.E.

10920 Bullrush Drive
Venice, Florida 34293

Home: (941) 451-8944
Cell: (941) 303-0689

Education and Certification

- **University of Miami,** Florida
  Bachelor of Science in Civil Engineering, June 1976.

- **New York Institute of Technology** & the **State University of N.Y. at Stony Brook**
  18 graduate credits towards a Master of Public Administration degree.

- **New York State Professional Engineer License** - September 1982 **(inactive).**

- **State of Florida Professional Engineer License** - April 1989 **(inactive).**

Professional Experience

- New York State Department of Transportation, Region 10 Long Island (40 years)

  Position: **Resident (Operations) Engineer (Transportation Maintenance Division);**
  October 2015 to January 2017 and November 2003 to October 2004.

  Provided overall management of the highway and facility maintenance program for Eastern Suffolk County. Duties and responsibilities included development and implementation of both annual and seasonal Residency work plans, Residency budget, safety plan, staffing assignments, equipment distribution, material and resource allocation. Supervised approximately 80 engineering, clerical, and operational employees. Managed residency Human Resources activities including, but not limited to: hiring, training & skills development, safety, discipline, and employee relations. Represented the Department both formally and informally with the public, elected officials, municipal officials, and other NYSDOT groups. Performed media interviews including television, radio, and newspaper. Actively monitored and participated in all aspects of asset management including both Residency facility and capital program activities.

  Position: **Area Manager (Construction Division);** April 2006 to November 2015.

  Supervise, manage, and direct Engineers-in-Charge (EICs), including multiple teams of mid-level engineers, technicians, construction inspectors, and support staff engaged in a wide variety of civil engineering activities and construction projects. Duties and responsibilities include: review & inspect projects at various stages of completion to ensure conformance with State, Federal, and local laws, rules, and regulations; assure compliance with civil rights and labor relations requirements, as well as environmental laws; provide technical & management assistance on construction related activities; direct contract administration activities including dispute resolution, bid review, contract acceptance, overtime authorization, time extensions and final inspections; manage & direct consultant-inspection contract administration activities; manage & direct safety and training activities.

Position: **Design Unit Supervisor;** October 2004 to April 2006.
Consultant Design Unit Supervisor; November 1999 to November 2003.

Supervised a team of consultant project managers and in-house design squads administering consultant & in-house design activities for various projects. Duties included: supervising the preparation and negotiation of consultant scope of services, design project production, cost & schedule control, and insuring quality designs that meet the needs of the Department's customers; scheduling and assigning work unit assignments; monitoring work progress, cost and schedules of projects; providing coordination and advisement to the Regional Design Engineer; representing the Department at meetings with Public Officials, private citizens, business and community groups, etc.; and maintaining a positive and safe work environment.

Position: **Consultant Design Project Manager;** November 1989 to August 1993, and February 1994 to November 1999.

Duties: Management of consultants performing design work and environmental study for the Department, including liaison with Regional program areas, Central Office, Federal, State, & local government agencies, public and private utility companies, and local business, civic, and other community groups. This included administering consultant agreements, preparation of environmental documents (e.g. E.I.S.), holding public meetings and public hearings, assuring that project scope and solutions are compatible with motorist and community needs, assuring that project cost estimates are reasonable and compatible with project's scope and the needs of the Regional capital program, and assuring overall project schedule, quality, constructability, and bid-ability.

- State of Florida Department of Transportation
  District IV, Consultant Management Design
  Fort Lauderdale, Florida 33309-3421

  Position: **Consultant Design Project Manager;** July 1989 to November 1989, and September 1993 to January 1994.

  Duties: Duties and responsibilities similar to NYSDOT Consultant Project Manager.

- NYSDOT, Region 10 (continued)

  Position: **Civil Engineer II,** August 1983 to July 1989.

  Duties: **"In-House" Design Project Squad Leader** directly responsible for the design of major highway and bridge construction, reconstruction, rehabilitation and maintenance-type projects, including supervision of subordinate design staff. Typical tasks and assignments included: analyzing proposals, data, and site characteristics to

determine

design needs and prepare design plans and schedules; coordinating with other Regional program areas; review and development of design plans and specifications prepared by subordinates for quality, cost effectiveness and technical accuracy; assuring that detailed designs and estimates were verified; and conducting field inspections to resolve issues created as a result of public opinion, impact on surrounding areas and facilities, and environmental concerns.

Supervision consisted of training and supervising a design squad of six to seven engineers and technicians through planning, scheduling, and coordinating work, determining project and program priorities, evaluating individual and unit performance, furnishing procedures and instructions, and providing technical assistance and advice.

Position: **Civil Engineer I,** May 1980 to August 1983, and
Junior Engineer, February 1977 to May 1980.

Duties: Provided intermediate supervision and coordination in the design and preparation of contract plans, specifications, and estimates for various highway and bridge projects. Developed alternative solutions, and made recommendations as to technical feasibility, safety, and cost effectiveness.

Special Assignments

- "Safety & Mobility" Asset Management Committee
- R-10 Consultant Selection Committee (Construction Inspection & Design contracts)
- R-10 Drainage Task Force
- R-10 Safety Requirements Committee
- R-10 "Maintenance & Operations First" Guide Rail Committee (Chairperson)
- Residency 03 & 05 Safety Committee
- Junior Engineer Training Instructor
- Design QA/QC Committee Member
- Regional Duty Officer
- Y2K Field Observer Team Leader

Special Training

- Incident Command System Training (SEMO I-100 thru I-400 + FEMA IS-700)
- Resident Engineer Orientation Program
- TMD Leadership Development
- Managing Traffic Incidents and Roadway Emergencies
- Snow University

Personal Achievements and Awards

- Accelerated Bridge Program Design Build, Bridge Deck Replacements, various locations
  * 2014 American Society of Civil Engineers (Long Island Branch) "Project of the Year".
  * 2013 NYS AGC (Association of General Contractors) "Excellence in Partnering" award.

- **2006 "Recognition of Employee Excellence Program" (REEP) award**. Team leader for the NY347 Construction Cost Estimating Team ($350 Million +). Award presented for commitment to teamwork and dedication to excellence.

- **2002 A.A.S.H.T.O. Recognition** for 25 years of meritorious public service.

- **2001 "Engineer of the Year", NYS Assoc. of Transportation Engineers, Section 10.**

- **1993 "Excellence In Engineering" award,** presented by the Assistant Commissioner and Chief Engineer for outstanding job management of Consultant Design and Project Coordination for three separate politically sensitive, technically complex projects along the Route 25 corridor in Jericho and Syosset.

- **2002 "Employee of the Month"** (December). For "invaluable service, knowledge, dedication, and spirit consistently contributing in producing the Capital Program in Region 10. In addition, for taking on the additional task of supervising Design Unit 3 in the absence of an appointed replacement".

- **1998 "Employee of the Month"** (April). Selected by the Regional Design Engineer to temporarily assume responsibilities as Unit Supervisor for Consultant Management following retirement of the incumbent.

- Long Island Railroad Bridge over the L.I. Expressway HOVL Bridge Modifications
  * 2001 American Society of Civil Engineers (Long Island Branch) "Project of the Year".
  * 2001 NYACE entry in Engineering Excellence Awards Program.

- NY 25, Jericho Turnpike Reconstruction Project (Jericho and Syosset – including Roll-In Railroad Bridge Replacement)
  * 2nd Place 1996 New York Association of Consulting Engineers (NYACE) Engineering Excellence Competition.
  * 1996 Honorable Mention, National Competition - American Consulting Engineers Council
  * 1996 "Long Island Project of the Year" - Nassau County Chapter of NYS Society of Professional Engineers.

Professional Affiliations:

- Life Member - American Society of Civil Engineers.

- Life Member – NY State Association of Transportation Engineers
  Local Board of Directors (1997 to 2007), Bylaws Committee, Budget Committee, Engineer-of-the-Year Committee, Elections Committee, 2004 Conference Steering Committee.

References: Available on request

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3G

To: Sarasota National CDD Date: 2/6/2019

From: Joel Lombardi

Subject: Bio for CDD board position

Personal: I retired in January of 2016 and my wife and I moved to Fort Myers Florida from New York State. We had a home there that was purchased in 2013; we stayed there for a little over one year and then moved to Sarasota National in Venice Florida, where we intend to stay.

I am a full time resident here, I usually like most other folks travel for vacation and to the family in NY a few times a year. We enjoy the activities here at Sarasota National and take part in Pickle ball, swimming, gym, and bocce ball, as well as some of the events at the club.

This is a great place! I want to do my part to help it grow and continue to be a great place.

Business Experience: I will attach my professional resume for your review so you may look at my career. To highlight I have experience managing people and business and well as sales. I have spent my entire career in the consumer products industry. While in the grocery end of the business I managed quite a few clients as a business manager. That meant being responsible for their business in coordination with a regional manager and I managed a total of 25 million dollars in business. It was everything from managing the client's money, creating promotions, managing sales staff, analyzing data, volume projections and post promotional analysis. It was a position where you were very accountable for what you did and accomplished.

I feel that these skills would be helpful as a CDD board member; I also feel that I am the type of person that is easy to get along with and that is something that would be helpful in this position.

In summary I want to thank you for your consideration for the open CDD board position.

Joel Lombardi

10357 Crooked Creek Drive

Venice Florida 34293
Home: 941-800-4402
Mobil: 845-321-6847

JOEL LOMBARDI

10357 Crooked Creek Drive, Venice FL 34293- Phone 941-800-4402 Cell 845.321.6847
E Mail joellombardi30@gmail.com

Executive Profile

Senior business executive with many years of experience leading financial and operational turnarounds, directing and managing responsible financial growth which has resulted in increased profits. Expertise includes, Nielsen and IRI marketing, operations management, and strategic financial planning. Recognized for balanced judgment, stability and the capacity to drive consensus among business units with diverse agenda's and visions. An effective leader that has the ability to empower management and lead teams to achieve company objectives, in the consumer packaged goods industry.

Core Competencies

- Demonstrate outstanding expertise in taking business to the "Next Level of Excellence" and successfully execute "Turnaround Situations" which results in increased revenue and profits
- Extensive experience in Management, Product Development, Sales & Marketing, and Business operations consistently assuming increased responsibilities
- Strong leadership and motivational skills; proven ability to quickly build rapport, establish trust, and motivate people of all levels to achieve their maximum potential while attaining corporate objectives
- Recognized for professionalism, positive mental attitude, commitment to excellence, and demonstrated ability to communicate and interact effectively with senior management, associates, and customers
- Create and maintain excellent relationships with clients and colleagues
- Assess problems accurately and suggest viable solutions to benefit all involved parties
- Skilled in handling all facets of operational management including customer service, sales/marketing, field sales, client and broker management

Professional Experience

Commonwealth Altadis Inc.
Area Sales Manager **January 2009 to April 2013**
Account Manager **April 2013 to November 2015**

Manage eight territory managers from the Bronx N.Y. to Binghamton N.Y. in the Tobacco Industry. Responsible for all facets of the business including cycle sales quotas, promotional spending, tracking and promotional process, as well as coaching all of the T.M.'s to insure that they are successful in their selling of CA product.
In addition I am responsible for their yearly reviews and salary recommendations. I interact with the Key Account Managers at several direct accounts and currently call on one distributor myself.
As an Account Manager I call on 28 direct and indirect buying customers in the NY area. Since taking this position I have successfully introduced all MMC products into my accounts and the same with all FMC products, specifically USA Gold Glide Tec.
I have introduced Glide Tec into Price Chopper supermarkets with all 120 stores and prior to this there has been no added business with Price Chopper for years. I have been 100% successful with the new introduction of DM Fusion 2/99 with all accounts.

Accomplishments:

- CBI Field Force Excellence Area Sales Manager Program -1/29/2009
- CBI Basic Computer Software - 2/26/2009
- CBI FFX Managers Program - 6/11/2009
- Made 100% of yearly quota in all categories for 2010, and 2011.
- Share of Market growth to 9.7%, exceeding the national average despite having a vacant territory in 2010.
- Gained distribution in 464 new accounts on the Fortuna brand in a 6 week period.
- Increased ex car sales to over 100 cpw by three of my sales representatives using my development day training program.
- In April of 2010 I opened up S/A cigarette distributors in the South Bronx (direct buying account) to help gain distribution in that area.
- I handled the special assignments of coordinating all Stewart's resets for division 8 with flawless execution.
- I created the CA person of the week in my area to help stimulate motivation and excitement with the T.M.'s, this program has been recognized by both my divisional director and the sales training department.

- I have far exceeded my quota on development days each year for my team to coach them to field sales excellence.

- I was assigned Wustefeld Distributors to call on in March of 2011, and within a short time I was able to have him bring in cents off product as well as three new Malibu items which prior to this was not achieved.
- I am a collaborate leader within my ASM community and give my time to helping others when called upon.

Market Force Information, Troy N.Y.
Executive Sales Manager- Consultant **August 2008 - November 2008**

Manage and sell to a portfolio of clients throughout the country. The sales package is a full service integrated suite of on site merchandising services, mystery shopping, IVR/Web based customer feedback surveys, and analytics.

Accomplishments:

- Projects with Totes Isotoner Company
- Projects with Maytex Mills
- Staging projects with Perdue Farms Inc.

RDD Associates. Totowa, NJ
Business Manager/ Account Manager **July 2005- November 2007**

Manage four clients in frozen food in excess on $20,000,000 in sales. Call on Key Food and C+S wholesale department In the market. Conduct marketing and promotional plans for all clients; analyze IRI data for best use in market presentation; accountable for sales volume goals, quota management, and commission forecasts as well as on line trade management systems for promotions, payment, and deductions. Support customer service personnel on clients lines; deal with trucking, and cost issues daily. Interact with buyers, category managers, and VP's at all accounts in the marketplace. Maximize opportunities from incoming inquires via face- to- face sales meetings.

Accomplishments:

- **Took the "Codinos**" line of Pierogies from being discontinued to in excess of $20,000 income every year
- Doubled the business volume to **$1,100,000 with the "Cohen's line of Appetizers"** at Shoprite in 2006
- Achieved **the Largest Single Friendly's Ice Cream Sale of 180,000 cases** in the New York Market Place

Advantage Sales and Marketing. Ramsey NJ
Business Development Manager/ Regional Business Development Manager **March 1985 – July 2005**

Managed clients in excess of $25,000,000 in sales; oversaw budgeting, setting up and implementing sales plans
To ensure optimum sales volume and quota management. Supervised marketing programs, made payments to retail customers, and responsible for all deductions. Launched various items in the marketplace with excellent results and
Initiated sales calls as a Business Development Manager on Pathmark, A+P, C+S, Wakefern and others. Twenty years experience selling grocery, dairy, deli, meat, and frozen food products. I have called on many of the above accounts as a Key Account Manager during my time at Advantage Sales and Marketing.
Experienced Regional Business Development Manager from New England to Washington D. C. markets with Murry's Fine Foods and Amy's Kitchen. The Business Managers in those other markets reported directly to me on those lines. Worked extensively with the account buyers, and directors, and senior management to coordinate all events and promotions. Handled complete customer files and appropriate customer and prospect information for the database.

Accomplishments:

- Attained **"Amy's Kitchen "**income line from **$40,000 to $90,000** in two years time with Advantage
- Took **"Murry's Fine Foods"** line from **$25,000 to $100,000** income line in about 1 and a half years
- Consistently **made 100% quota** on the Budget Gourmet line of entrees

Del Monte Sales Company. Montvale, NJ
Account Manager **February 1973 to March 1985**

Education

Bachelor of Science in **Economics and Business Administration** S.U.N.Y. – New Paltz, NY.

Professional Affiliations
Past Member, EFFA – Eastern Frozen Food Association

Awards and Honors
Luigino Quota Achievement Award, 2004 – 2005
Oh Boy**! Account Executive of the year**, 1998 – 1999
Baby Watson Broker of the year, 1983
Pillsbury New Item Achievement Awards
The Simplest Company **Account Executive Travel Award**

Technical Skills

Word, **E**xcel, **P**ower **P**oint, **S**ales **F**orce, **S**iebel, and **A**sk **I**t Reports.

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3H

From:	Sandra Rubinstein
To:	info@sarasotanationalcdd.com
Subject:	Sarasota National Community Development District Board of Director Position
Date:	Friday, February 01, 2019 2:01:14 PM
Attachments:	SANDRA RUBINSTEIN RESUME.docx Sandra Professional Bio.docx

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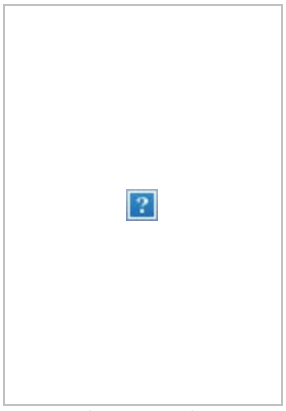
To Whom It May Concern;

I have been a resident of the the Banbury II Condominiums since August 2017. In my current position as an award winning REALTOR(TM) with Berkshire Hathaway HomeServices Florida Realty I have sold approximately 9 units in the West Villages 5 of which are located in Sarasota National. I have lived in South West Florida since 2009. During this time I have seen some remarkable growth and am excited in what the future is for our area.

My unique marketing qualifications and experience in "Corporate Property Acquisitions and Development" and in residential real estate I am certain will add a beneficial value to the Board and its mission.

Hope to hear from you.

Sincerely Yours,
Sandra



Sandra Rubinstein
RSPS, SFR, TRC, AHWD, e-PRO, REALTOR(tm)
BHHS Florida Realty "Honor Society" Award Winner

Mobile #: 941-268-8918 (Primary)

Email: Sandra@SandraSellsRealEstate.com
SandraRubinstein@BHHSFloridaRealty.net

Berkshire Hathaway HomeServices, Florida Realty
7231 South Tamiami Trail; Sarasota, Fl. 34231
3192 Fruitville Rd.; Sarasota, Fl. 34237
8318 Market St.; Lakewood Ranch, Fl. 34202

Business: 941-225-7355
Fax #: 941-225-7216 ("Attention: Sandra Rubinstein")

You May Search For Regional Information & Properties @

https://www.SandraSellsRealEstate.com

http://www.BerkshireHathawayHS.com/Sandra-Rubinstein-Real-Estate-Agent

http://SandraRubinstein.mfr.mlsmatrix.com

"If You Come From Contribution Everything Else Will Follow"

GOOGLE TRANSLATE: **http://translate.google.com**

Professional Bio & Experience

Company: Berkshire Hathaway HomeServices Florida Realty: Sarasota, Florida

My Commitment To You Is: "Ethical Professionalism, Attention to Detail and Follow Through"

The child of immigrant parents, I was born in Munich, Germany and was raised in Manhattan. Although I have a Master's Degree in Developmental Psychology, I found myself drawn to the business sector fairly early on. I started my career at Macy's Bamberger's in Philadelphia, PA. and fairly rapidly advanced over time to "Senior Corporate Vice President of Merchandising and Property Acquisitions" for the parent company of many of the Medical Office Parks, Shopping Malls and many of the major Department Stores, across the United States, Canada and England. I was fortunate to have the opportunity for my Team and myself to develop the first Jewelry and Accessory Import Program for Allied/Federated Department Stores. I have done extensive consulting work for Parmalat (the largest food and wine distributor in Europe), Conair, and worked in Commercial and Industrial Real Estate in New York and Boston, Massachusetts markets.

My market-driven Real Estate expertise and my work and travel throughout my career gives me a perspective that uniquely benefits my Florida Customer-whether Buyer or Seller. The ability to truly "listen" coupled with the understanding that everyone needs to walk away from the negotiating table feeling a "winner" leads to the positive "close" and the realization of my Clients' goal is what I strive for-for each and every person that place their confidence in me.

Thank you for your time & your consideration.

-Sandra

Resume: **SANDRA RUBINSTEIN**: SFR, RSPS, AHWD, TRC, e-Pro; REALTOR™

17343 Wintergarden Ave., Port Charlotte, FL. 33948

SandraRubinstein5050@gmail.com

https://www.SandraSellsRealEstate.com

Primary #: 941-268-8918

GOAL: To secure employment in Sales or in Marketing Administration within a Fortune 500 Florida headquartered national corporate residential homebuilder.

EXPERIENCE: Twenty plus years of solid Corporate & Residential Real Estate, Import/Export, Retail and Entrepreneurial History

WORK HISTORY:

1. **2015-CURRENT: BERKSHIRE HATHAWAY HOME SERVICES FLORIDA REALTY;** Sarasota, Fl.

   Real Estate Associate. High volume referral business generated from personal web-site (https:/www.SandraSellsRealEstate.com) and BHHS Florida Realty Corporate referrals. Zillow ™ "Premier Agent"

2. **2010-2015**- **KELLER WILLIAMS REALTY**; Peace River Partners, LLC; Punta Gorda, Fl.

   Web-driven Real Estate Sales with focus on International and U.S. Markets- Commercial and Residential.

3. **2009-2010**: **COLDWELL BANKER**; Morris Realty, Inc.; Punta Gorda, Fl.

   Real Estate Sales Associate; REALTOR ™; Short Sales, Foreclosure and REO Certified (SFR); VHA Specialist; Transnational Resource Certified (TRC)

3. **2003-2009**: **BENEDICTINE HOSPITAL**; Kingston, N.Y.

   Consumer Advocate and Community Liaison for Inpatient and Day Treatment programs for Mental Health Consumers

4. **1997-2002**: **WARM HEARTS/COLD NOSES, LTD**; Lexington, Ma.

President and Founder: Upscale and multi-disciplined Animal/Nature Stores. Stores supported lifestyle of "People & Their Pets". Grew business from one to eleven stores in the above time frame. Received National Advertising Award for logo and name of store. Was cited by New York Times ™ for "Innovative Concepts of the Year" in the Business Section in 2000. (Volume growth: 0 - $ 11.9 million)

5. **1992-1997**: **NEW ENGLAND INVESTMENTS**; Woburn, Ma.

Commercial Real Estate, Property Acquisitions and Development

6. **1991-1997**: **CONAIR/ZOTOS**; USA; Consultant

   a. **PARMALAT**; Parma, Italy; Consultant: Brought first Tetra-Pak™ food items to the United States.

7. **1989-1994**: **SELIGMAN & LATZ**; New York, N.Y.

Senior Corporate Vice President of Property Acquisitions and Marketing: Holding Company that over-saw Fine Jewelry, Cosmetics, Accessories and Beauty Salons in Domestic and Overseas Department Stores. Responsibilities included management of Import and Export programs for one hundred plus Domestic and International Department Stores; Negotiation and acquisition of new properties; Financial Planning Supervision of Buying Staff, Marketing/Advertising. Reported directly to CEO

8. **1987-1989**: **GIMBEL BROTHERS.**; New York, N.Y.

Merchandising Manager: Cosmetics, Fine and Fashion Jewelry, Hosiery and Accessories
Responsibilities: Oversaw Staff of 11 Buyers in the above mentioned businesses; Oversaw Import and Export Programs. (Volume: $ 22.0 million)

9. **1982-1987**: **ALLIED/FEDERATED DEPARTMENT STORES**; New York, N.Y

Buyer; Fine and Fashion Jewelry
Responsibilities and Achievements: Developed first Corporate Retail Jewelry and Accessory Import Program for Allied/ Federated Department Stores; Won "Merchant of the Year" 1986, 1987. (Volume: $ 102.0 million)

10. **1978-1982**: **FILENES**; Boston, Ma.

Buyer; Leather Goods, Accessories, Fine Jewelry, Fashion Jewelry. (Volume: $ 8.0 million)

EDUCATION & CREDENTIALS: Active Florida Real Estate License, REALTOR™ (2009)

Short Sale, Foreclosure Resource Certified (SFR)

Resort & Second Home Real Estate Specialist Certified (RSPS)

At Home With Diversity Certified (AHWD)

Transnational Referral Certified (TRC)

Massachusetts Real Estate License (1992)

Para-Legal Certified: Baruch College (1988)

Bachelor of Science/ Masters; University of Pennsylvania (1969-1973)

LANGUAGES: German, Hebrew, Yiddish

VOLUNTEER WORK: **TIDEWELL HOSPICE**; Charlotte County

Social Media: https://www.facebook.com/Sandra-Sells-Real-Estate-117385738328424/

https://www.facebook.com/sandrarubinstein5050

https://www.linkedin.com/in/sandrarubinstein/

https://twitter.com/sandrasells_re

https://plus.google.com/102515534006690889158

Website and Blog: https://SandraSellsRealEstate.com

References Upon Request.

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

3I

Michael A Shlasko

10391 Medjool Dr
Venice, FL 34293
Home (941) 244-2929
Mobile (914) 643-8904 Email mike@shlasko.com

Summary

Retired Hardware & Software Technology Business Development Professional with diverse IT and Vertical Market Management experience including 15years working exclusively in Federal, State & Local Government Markets. Ability to rapidly assimilate new technologies and apply them to customer business processes. Excellent presentation skills, one-on-one or to an audience of hundreds. In Business: regarded by customers, partners and associates as subject matter expert, trusted advisor and technology evangelist. **In Retirement: an active community leader and avid conservationist**.

Professional Experience

Retired, Community Volunteer
Venice, FL

Venice Area Democratic Club, President	**1/2019-Present**
Sarasota County Democratic Party State Committeeman	**2017-2018**
Candidate – Sarasota County Charter Review Board	**2016**
Sarasota-Charlotte Democratic Progressive Caucus, President	**2015-Present**
Gulf View Estates Homeowners Association, President, VP, Treasurer, Board	**2010-2017**
Mote Sea Turtle Conservation & Research Program Permitted Volunteer	**2010-2011**
City of Venice Code Enforcement Volunteer	**2011**
Coastal Wildlife Club Permitted Sea Turtle Patrol Volunteer, Shorebird Survey Volunteer & Technology Advisor	**2010-Present**

Motorola Government & Public Safety
Schaumburg,, IL

Senior Sales Solutions Consultant, Southeast US **Emerging Technologies & Solutions Group** **US Government Sales**	**2008-2009**

AWS Convergent Technologies now Earth Networks (Weatherbug)
Germantown, MD

Southeast Government Sector Business Development Manager	**2007**

Intermec Technologies
Everett, WA

Southeast Government Sector Business Development Manager	**2006**

Symbol Technologies, Inc.
Holtsville, NY

Director, Global Government Business Development	**2002 - 2005**
Senior Manager, Business Development **Corporate Vertical Marketing**	**2001**
Senior Manager, Business Development **Government Systems Division**	**1995 - 2000**
Senior Account Manager, Reseller	**1994**
Account Manager, Commercial **Mid-Atlantic Sales Area**	**1992 - 1993**

Michael A Shlasko

10391 Medjool Dr
Venice, FL 34293
Home (941) 244-2929
Mobile (914) 643-8904 Email mike@shlasko.com

Professional Experience – continued

Business Computer Sales, Inc.

Scarsdale, NY

CEO/President **1978 - 1991**
Vice-President
Vice-President, Software
Software Manager

Prior Technical & Technical Management Positions

Madison Data Systems, Inc.
Director, Mini-Computer Systems

Datacom Consulting
Project Leader

New York University / Bronx Community College
Cobol Programmer in Administration Data Processing Departments

Education & Professional Development

BA SUNY at Stony Brook
Stuyvesant High School
Extensive Corporate Leadership, Government Industry, Technical & Sales Training
FL FWC Training Related to Sea Turtle Conservation and Coastal Sea Turtle Ordinances
UF Florida Master Naturalist, Coastal Systems

Participation & Awards

Industry Advisory Board, American Association of Motor Vehicle Administrators (AAMVA), 11 years
INCITS (ANSI) B10 Standards, Identification Cards and Related Devices, B10.8 Drivers License Standards
National Performance Review Hammer Award for ALERTS Law Enforcement Technology Project
US and EU Patent - Age Verification Process
Government Technology Advisor, GTC East
Law Enforcement Information Management Section, International Association of Chiefs of Police (IACP)
Presentations at over 100 meetings and conferences of diverse organizations including American Association of Motor Vehicle Administrators, US DOT NHTSA Traffic Records Forum, Association of Public Safety Communications Officials, Motorola Users Group, ESRI Users Group, Coastal Wildlife Club, Various Democratic Party Events

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SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFFECTIVE DATE

WHEREAS, the Sarasota National Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes,* being situated entirely within Sarasota County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes,* the Board desires to elect the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chuck Adams is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2019.

Attest:

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

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This instrument prepared by:
Charles Mann, Esq.
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED ("Deed") is made this _____ day of _____, 2019, by SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose address is: c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as "Grantor"), to SARASOTA NATIONAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, whose address is 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966 (hereinafter referred to as "Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim, unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying, and being in Sarasota County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is being made for title purposes only; therefore, only minimum documentary stamp taxes are affixed hereto.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____

Sign: _____
Print: _____

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

By: _____
Print: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of _____, 2019, by _____, as _____ of SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me or has produced his _____, as identification.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Tracts 433 and 434, the plat of **SARASOTA NATIONAL, PHASE 3**, recorded at Plat Book 50, Page 17, of the Public Records of Sarasota County, Florida

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

7

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2018

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DECEMBER 31, 2018

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash - SunTrust	$ 786,995	$ -	$ 786,995
Investments			
Revenue account	-	75,246	75,246
Reserve account	-	14	14
Prepayment account	-	3	3
Due from general fund	-	650,219	650,219
Total assets	$ 786,995	$ 725,482	$ 1,512,477
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	$ 26,135	$ -	$ 26,135
Due to debt service	650,219	-	650,219
Total liabilities	676,354	-	676,354
Fund balances:			
Restricted for:			
Debt service	-	725,482	725,482
Unassigned	110,641	-	110,641
Total fund balances	110,641	725,482	836,123
Total liabilities and fund balances	$ 786,995	$ 725,482	$ 1,512,477

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	$ 84,738	$ 137,994	$ 202,921	68%
Assessment levy -off roll	-	-	175,442	0%
Interest	16	19	-	N/A
Total revenues	84,754	138,013	378,363	36%
EXPENDITURES				
Administrative:				
Management	3,298	9,893	39,571	25%
Audit	-	-	7,000	0%
Assessment roll preparation	542	1,625	6,500	25%
Arbitrage rebate calculation	-	-	1,750	0%
Dissemination agent	167	500	2,000	25%
Trustee	-	-	11,000	0%
Legal	161	161	12,000	1%
Engineering	-	-	5,000	0%
Postage	-	-	500	0%
Telephone	42	125	500	25%
Insurance	-	9,604	10,000	96%
Printing & reproduction	83	250	1,000	25%
Legal advertising	-	302	1,200	25%
Other current charges	73	222	1,000	22%
Annual district filing fee	-	175	175	100%
Website	-	635	700	91%
Property tax bills	-	28	100	28%
Total administrative	4,366	23,520	99,996	24%
Water management:				
Other contractual services	21,843	28,690	252,025	11%
Lake Bank Erosion Repair	-	-	20,000	0%
Total water management	21,843	28,690	272,025	11%

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Tax collector	1,271	2,070	3,171	65%
Property appraiser	-	-	3,171	0%
Total other fees and charges	1,271	2,070	6,342	33%
Total expenditures	27,480	54,280	378,363	14%
Excess/(deficiency) of revenues over/(under) expenditures	57,274	83,733	-	
Fund balance - beginning	53,367	26,908	34,111	
Fund balance - ending	$ 110,641	$ 110,641	$ 34,111	

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2007
FOR THE PERIOD ENDED DECEMBER 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	$ 405,360	$ 660,120	$ 970,753	68%
Assessment levy - off roll	-	-	760,461	0%
Interest	111	1,916	-	N/A
Total revenues	405,471	662,036	1,731,214	38%
EXPENDITURES				
Principal	-	-	575,000	0%
Principal prepayments	-	5,000	-	N/A
Interest	-	570,412	1,140,825	50%
Total debt service	-	575,412	1,715,825	34%
Other fees and charges				
Tax collector	6,080	9,902	15,168	65%
Property appraiser	-	-	15,168	0%
Total other fees and charges	6,080	9,902	30,336	33%
Total expenditures	6,080	585,314	1,746,161	34%
Excess/(deficiency) of revenues over/(under) expenditures	399,391	76,722	(14,947)	
Fund balance - beginning	326,091	648,760	579,839	
Fund balance - ending	$ 725,482	$ 725,482	$ 564,892	

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

8A

DRAFT

MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sarasota National Community Development District held multiple Public Hearings and a Regular Meeting on Tuesday, August 14, 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
Terry Kirschner	Assistant Secretary
Matthew Koratich	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Michael Eckert	District Counsel
Bill Conerly	District Engineer
Cindy Calvert	Keefe, McCullough & Co., LLP
Kim Schraeder	Resident
Steve Hale	Resident
Peter Duffy	Resident
Pam Bahee	Resident
Sandy Russo	Resident
Joanne Krause	Resident
Peggy Powers	Resident
Paul Foster	Resident
Douglas Richards	Resident
Nancy Larkin	Resident
Pat Corrao	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments: *Agenda Items* [3-Minute Time Limit]**

Ms. Kim Schraeder, a resident, asked where the April 17, 2018 meeting minutes could be found. Mr. Adams stated it is in today's agenda package and posted on the CDD website.

Mr. Steve Hale, a resident, asked if the ponds would be discussed today. Mr. Adams stated that Mr. Hale could discuss that topic during the Public Comments on Non-Agenda Items, near the end of the meeting.

- **Amendments to the Agenda**

This item was an addition to the agenda.

Mr. Eckert asked to add the following items to the agenda:

- **Easements for Interlocal Agreement with the County**

An Interlocal Agreement with the County was previously approved but authorization is needed for the Chair to execute easements, etc. to facilitate the construction of Venice East Boulevard and Manasota Beach Road.

- **Wetlands Conservation Easements**

Authorization is needed for the Chair to execute wetlands conservation easements, consistent with the Development plan.

On MOTION by Mr. Smith and seconded by Mr. Kirschner, with all in favor, amending the agenda to include the items, as described, was approved.

THIRD ORDER OF BUSINESS **Consideration of Acceptance of Resignation of Supervisor Rhonda Brewer, SEAT 5, *Term Expires November, 2018***

Mr. Adams presented Ms. Rhonda Brewer's resignation letter.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the resignation of Ms. Rhonda Brewer, dated May 8, 2018, was accepted.

FOURTH ORDER OF BUSINESS **Discussion/Consideration: Appointment to Fill Vacant Seat**

Mr. Adams indicated that Seats 5 and 1, currently held by Ms. Brewer and Mr. Koratich, respectively, are transitioning to the General Election; however, no one qualified for either Seat during the June candidate qualifying period. If no one is appointed to Seat 5 today, the Board must declare both seats vacant at the January meeting and appointments could be considered.

A. Administration of Oath of Office *(the following to be provided in separate package)*

i. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

ii. Membership, Obligations and Responsibilities

iii. Financial Disclosure Forms

- **Form 1: Statement of Financial Interests**
- **Form 1X: Amendment to Form 1, Statement of Financial Interests**
- **Form 1F: Final Statement of Financial Interests**

iv. Form 8B – Memorandum of Voting Conflict

B. Consideration of Resolution 2018-07, Electing the Officers of the District

These items were deferred.

FIFTH ORDER OF BUSINESS **Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017, Prepared by Keefe, McCullough & Co., LLP**

This item was presented following the Ninth Order of Business.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2018-08, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017**

This item was presented following the Ninth Order of Business.

SEVENTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2018/2019 Budget**

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2018-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated that there were essentially no changes to the Fiscal Year 2019 budget since the draft was presented at the April meeting. Slight adjustments were made within the Fiscal Year 2018 projections for Water management, contractual services and Trustee line items that were not projected in the Fiscal Year 2018 budget. The necessary adjustments for those items were also incorporated into the original draft Fiscal Year 2019 budget previously presented. Assessments for on-roll and off-roll increased and Mailed Notices were sent to all property owners. The budget and assessments increased primarily because, in Fiscal Year 2019, the CDD will accept from the Developer additional portions of the storm water system, specifically Phases 6 and 7, and some minor parts that the CDD will maintain, monitor and report on.

On MOTION by Mr. Koratich and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

Mr. Peter Duffy, a resident, asked if the Golf Course, Palm Club and 19th Hole are assessed. Mr. Adams replied no; the off-roll assessments are primarily related to Developer-owned units that have been assessed from the beginning, regardless of whether constructed yet. Mr. Duffy asked again if the Palm Club, Golf Course and 19th Hole are assessed by the CDD. Mr. Adams replied no. Mr. Duffy asked if the ponds on the Golf Course or Clubhouse grounds are the CDD's responsibility. Mr. Adams replied affirmatively. Mr. Duffy asked if the off-roll assessments are collected from the Developer in cash or cash-in-kind. Mr. Adams stated that the Developer is direct billed and pays by check or wire. Mr. Duffy asked if services by the Developer are used to offset the Developer's assessments. Mr. Adams replied no.

Ms. Pam Bahee, a resident residing on Ironbridge Drive, asked who is responsible for maintaining the palm trees, landscaping and items around the lakes and the conservation areas near her area. Mr. Adams stated the CDD maintains the ponds and certain preserve and wetland areas that are under a permit; those areas are routinely monitored and reported on. Ms. Bahee felt that those areas were poorly maintained.

Ms. Sandy Russo, a resident, asked who is responsible for the street lights. Mr. Adams stated that they are not the CDD's responsibility and she was directed to contact Ms. Arika Malichanh, at the Master Association.

Mr. Hale was concerned about red tide and asked who monitors bacteria and algae levels in the CDD. Mr. Adams stated SOLitude Lake Management (SOLitude) inspects the lakes weekly and treats them, as appropriate; SOLitude does not monitor bacteria levels. Mr. Hale noted a lake with heavy algae. Mr. Adams will follow up with SOLitude.

Ms. Joanne Krause, a resident, was concerned about the County's work in the preserve area, as the County did not replace enough indigenous grasses to offset the non-indigenous grasses that were killed, leaving the area with standing water that is preventing saplings from setting in. She was directed to email Mr. Adams with the location; he will determine which entity is responsible for rectifying it, if there is a valid issue.

Ms. Peggy Powers, a resident, acknowledged that the assessment increase for Fiscal Year 2019 was slight but, with a 44% increase over Fiscal Year 2018, she would be concerned if this level of increase occurred regularly. She asked if ponds in a construction area were being maintained during the construction phase, as some residents had insect issues. Mr. Adams stated that the ponds were likely being maintained; however, the CDD's maintenance is related to unwanted aquatic vegetation and not insects. Regarding the assessment increase, Mr. Adams stated that he would not expect this level of increase every year but, as the stormwater system is constructed and turned over, the CDD will be responsible for maintaining it, which will increase assessments. He noted that the Developer has been paying heavily into the CDD operating budget since the inception of the community.

Ms. Paula Foster, a resident, asked if the CDD ever "ends". Mr. Adams replied no; while the bond portion of the assessment will mature and end, the CDD will generally remain in perpetuity to operate and maintain the public assets that it owns.

On MOTION by Mr. Ernst and seconded by Mr. Koratich, with all in favor, the Public Hearing was closed.

Mr. Adams presented Resolution 2018-09.

On MOTION by Mr. Koratich and seconded by Mr. Ernst, with all in favor, Resolution 2018-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2018/2019, Pursuant to Florida Law**

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Mailed Notice(s) to Property Owner(s)

Copies of the Mailed Notices to the off-roll owners were included and Mr. Adams provided a generic copy of the Mailed Notice sent to on-roll property owners. Mailed Notices were sent to all property owners affected by the assessments and assessment increase.

C. Consideration of Resolution 2018-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Koratich and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

Mr. Adams presented Resolution 2018-10. This Resolution takes into consideration the Fiscal Year 2019 budget that was just adopted and the assessment level included in that budget and directs Staff to finalize the lien roll, for placement of the assessments on the property tax bills and to direct-bill assessments to the major landowner.

On MOTION by Mr. Ernst and seconded by Mr. Koratich, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, Resolution 2018-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS Authorization for Public Facilities Report

Mr. Eckert stated that Florida Statutes require the Board to adopt a Public Facilities Report, which outlines the District's facilities and the projects the District might undergo in the next five years. He recommended that the District Engineer present a proposal at the January meeting to prepare the Public Facilities Report. Once the Report is prepared and provided to the County, the County should use the Report to determine if it wants to coordinate projects with the District. The Board directed the District Engineer to provide a proposal for preparation of the Public Facilities Report at the January meeting.

- **Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017, Prepared by Keefe, McCullough & Co., LLP**

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

Ms. Cindy Calvert, of Keefe, McCullough & Co., LLP, presented the Audited Basic Financial Statements for Fiscal Year 2017. As required and represented in Note 2, on Pages 14 through 17, she disclosed that, for Fiscal Year 2017, the District did not adopt any new accounting policies, the application of the existing policies was not changed, the auditor did not note any transactions entered into by the District for which there was a lack of authoritative guidance or consensus and all significant transactions were recognized for the proper period. The most sensitive estimate affecting the District's Financial Statements was depreciation of capital assets. The key factors and assumptions used to estimate the useful life of the assets were determined to be reasonable in relation to the Financial Statements, as a whole. There were no difficulties working with Management, no uncorrected misstatements noted during the audit or adjusting journal entries. No disagreements arose during the audit. An unmodified opinion was issued, which is the highest level of assurance that the Financial Statements are presented in accordance with the Generally Accepted Accounting Principles (GAAP). There were no recommendations, findings or instances of noncompliance; it was a clean audit.

- **Consideration of Resolution 2018-08, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017**

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

  Mr. Adams presented Resolution 2018-08.

On MOTION by Mr. Smith and seconded by Mr. Kirschner, with all in favor, Resolution 2018-08, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2017, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2018-11, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019**

Mr. Adams presented Resolution 2018-11.

On MOTION by Mr. Ernst and seconded by Mr. Koratich, with all in favor, Resolution 2018-11, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019, was adopted.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2018. Assessment revenue collections were at 100% and expenditures were at 77%.

TWELFTH ORDER OF BUSINESS **Approval of April 17, 2018 Regular Meeting Minutes**

Mr. Adams presented the April 17, 2018 Regular Meeting Minutes. The following changes were made:

Line 58: Insert “is” after “Light”

Line 62: Insert “ago” after “month”

Line 83: Change “inspects” to “inspect”

Line 103: Insert “, except for costs of collection and early payment discounts” after “affirmatively”

Lines 115 and 177: Change “this location” to “the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293”

Line 168: Insert “for members of the public” after “line”

Line 210: Change “Quick” to “Quit”

Line 232: Change “tax” to “withholdings”

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the April 17, 2018 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Mr. Eckert stated that a resolution to officially declare vacancies in Seats 1 and 5 will be presented at the January meeting.

- **Easements for Interlocal Agreement with the County**

This item was an amendment to the agenda.

Mr. Eckert recalled the previously approved Interlocal Agreement with the County to help facilitate construction of Venice East Boulevard and Manasota Beach Road, which is anticipated to go before the County soon. Related to a companion Mobility Fee Agreement, the County identified several easements that it wants the District to grant or release, specifically related to Tracts 458 and 111, which are flowage and access easements that the District must sign on so that the County is comfortable it has clean title. As the next meeting is not until January, he requested a motion authorizing the Chair to execute easements, etc.

On MOTION by Mr. Smith and seconded by Mr. Koratich, with all in favor, authorizing the Chair to execute easements, release of easements and other documents required by the Mobility Fee Agreement, including but not limited to flowage and access easements over Tracts 458 and 111, to facilitate the development of Venice East Boulevard and Manasota Beach Road, was approved.

B. District Engineer: *Kimley Horn and Associates, Inc.*

- **Wetlands Conservation Easements**

This item was an amendment to the agenda.

Mr. Conerly stated that he is trying to certify an Army Corps of Engineers permit and, as part of the permit, the District must grant conservation easements over the tracts of land it owns. He requested that the Chair be authorized to execute the easements, when necessary.

On MOTION by Mr. Koratich and seconded by Mr. Kirschner, with all in favor, authorizing the Chair to execute the easements for the Army Corps of Engineers permit, once prepared and made available, was approved.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 631 Registered Voters in District as of April 15, 2018

Mr. Adams reported that there were 631 registered voters residing within the boundaries of the District as of April 15, 2018.

ii. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Adams stated that claims were recently filed against numerous CDDs and other entities alleging that their websites were not compliant with the Americans with Disabilities Act (ADA) requirements for websites. Management engaged ADA Site Compliance (ADASC) to bring its clients' websites into compliance, which is currently underway. A Website Compliance Shield was attached to the website with a link to the CDD's ADA Accessibility Policy and who to contact with questions or for assistance. Website content not legally required or that has exceeded the posting time requirements will be removed from the website, required content will be converted to an ADA compliant format and, going forward, only required content will be posted and content will be removed as the posting time requirement expires. He discussed the terms of the settlement for the CDDs with claims filed against them and the other CDDs represented by the same insurance carrier. In response to the question of whether a motion was necessary, Mr. Adams stated that ADASC was already engaged, on the District's behalf.

iii. LANDOWNERS' MEETING: November 20, 2018, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 (*Board Members are not required to attend*)

The Landowners' meeting will be held on November 20, 2018 at 2:00 p.m.

FOURTEENTH ORDER OF BUSINESS **Public Comments: *Non-Agenda Items* [3-Minute Time Limit]**

Mr. Douglas Richards, a resident, noted a small pond behind his house on Copperleaf with a recurring washout issue, which he previously reported to the CDD. Mr. Smith inspected it and sod was installed across the washout but it was only a temporary remedy as, when it

rained, it washed out again. He asked for it to be inspected again and for the CDD to provide a permanent solution. Mr. Adams stated that the area will be inspected.

Mr. Duffy referred to a purple pipe along the shoulder of US 41, near the main entrance, and asked if the District is involved where the water is being obtained from. Mr. Conerly stated that the District is not involved; it is a County project between the County and West Villages. Mr. Duffy asked if the water is being taken from the CDD's lift stations. Mr. Conerly replied no; it comes directly from the County. Discussion ensued regarding the location of the pipe and impact to the District; it was stated that it is solely for West Villages and will not impact the District. Regarding why water was possibly being taken off District property, Mr. Conerly stated water must be removed from the hole so they are dewatering into the wetlands.

Ms. Nancy Larkin, a resident, asked who to contact regarding mosquito and midge treatments. Mr. Adams stated that the County treats for mosquitoes but was unsure if those treatments control midges; the CDD does not have a midge control program. Ms. Larkin asked if the County treated the ponds for mosquitoes. Mr. Adams stated she should ask the County. Ms. Larkin asked what the boat in the pond near her home was spraying last week along the perimeter of the pond. Mr. Adams stated likely copper sulfate for algae in the littoral plants.

Ms. Pat Corrao, a resident, asked if red and green tide affects ponds. Mr. Adams replied it is being found along beaches and rivers in Southwest Florida and should affect the ponds.

FIFTEENTH ORDER OF BUSINESS **Supervisors' Requests**

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

SIXTEENTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Mr. Smith and seconded by Mr. Koratich, with all in favor, the meeting adjourned at 2:58 p.m.

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395 Secretary/Assistant Secretary Chair/Vice Chair

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

8B

DRAFT

MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on Tuesday, January 15, 2019, 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
Terry Kirschner	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Michael Eckert	District Counsel
Patrick Healy	District Engineer
Dave Caldwell	Lennar/WCI Communities, LLC
Michael Brown	Resident
Nestor Holdersnicky	Resident
Mike Schlosko	Resident
Cynthia Moustaka	Resident
James O'Connor	Resident
Jim Hammond	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:06 p.m. Supervisors Smith, Ernst and Kirschner were present, in person. Supervisor Koratich was not present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments – *Agenda Items* [3-Minute Time Limit]**

Mr. Michael Brown, a resident, was concerned about the notice stating that the CDD intends to turn over some lakes. Approximately 13 properties are being built and several of

them have swimming pools, which affects the lake bank on the south side because there is very little space between the houses and the lake. Mr. Adams stated that it is not uncommon for the stormwater facilities to be turned over to the District prior to an adjacent development being completely completed. In the case referenced, there is a partial completion with approximately 13 homes yet to be developed. During the course of development, there is a requirement for the builder to restore the lake bank to its original condition; Management is comfortable that will occur and the Building Department will also ensure that that occurs, as part of the sign off and completion process.

Mr. Nestor Holdersnicky, a resident, asked about the forms which will be provided in a separate package, as part of the Third Order of Business. Mr. Adams stated those items are strictly for the new Supervisor but, since he is an incumbent, he does not need to receive all the forms.

Mr. Michael Schlosko, a resident, asked who currently maintains the lakes and surrounding properties that will be turned over. Mr. Adams stated that the CDD maintains a portion, Lennar maintains another portion and the Association maintains a few lakes that were dedicated to the Association earlier in the development process. As to whether there is a financial impact on the CDD, Mr. Adams stated this was covered in his presentation of the Fiscal Year 2019 budget last Spring; assessment levels would increase in anticipation of another phase of lakes being added.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisor Russell Smith [SEAT 4] (*the following to be provided in separate package*)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Smith. Mr. Smith is an incumbent and was reminded that he is still subject to the provisions of the Sunshine Law.

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes**

Mr. Adams presented Resolution 2019-01 and read the title. The results of the Landowners' Election were:

Seat 4	Russell Smith	947 votes	Two-year Term

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2019-02, Declaring Vacancies in Seats 1 and 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes;* and Providing an Effective Date *(Seat 1, currently held by Supervisor Matthew Koratich and Seat 5, currently Vacant)***

Mr. Adams presented Resolution 2019-02 and read the title. Seats 1 and 5 were to have been elected in the November General Election; however, no one qualified to run for the seats during the June candidate qualifying period; those seats can now be declared vacant. Statutorily, the Board has 90 days from November 20th to appoint qualified replacements to fill the vacancies. The qualifications are that interested parties must be registered voters residing within the boundaries of the CDD.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, Resolution 2019-02, Declaring Vacancies in Seats 1 and 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes;* and Providing an Effective Date, was adopted.

- **Discussion/Consideration of Qualified Elector Candidates for Vacancies**

Mr. Smith urged attendees with an interest in joining the Board to forward their resumes to Mr. Adams. An additional meeting will be scheduled in February to assemble and review all nominations and resumes and nominate two individuals for appointment to the Board. The special meeting will be scheduled prior to February 20.

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

This item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2019-03, Electing the Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2019-03. He suggested keeping same slate of officers as prior to the General Election and reflecting one vacant seat. Mr. Smith nominated the existing slate of officers as follows:

Chair	Russell Smith
Vice Chair	Barry Ernst
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Secretary	Terry Kirschner
Assistant Secretary	Matthew Koratich
Assistant Secretary	Craig Wrathell
Assistant Secretary	Vacant
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, Resolution 2019-03, Electing the Officers of the District, and Providing for an Effective Date, as nominated, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of WCI's Request for Conveyance of 37 Platted Lake Tracts to the CDD**

Mr. David Caldwell, of Lennar, stated that Lennar/WCI Communities requested consideration of acceptance of various lake tracts throughout the CDD. Referencing a map, he highlighted the 37 lakes that were part of the deeding of the properties. The lakes were completed and some homes around them were still being constructed but the lakes were built in accordance with approved plans and inspected by the District Engineer. Whether by County Code or by the bonds, when the homes around the lakes are fully constructed, the Builder will go back and reshape the lake bank, install sod, etc., so the District is protected in the cases where the lakes are yet to be built. Several homes at the north end of the community and in Phases 2A, 2B and 3 were already constructed and the lakes were completed. Staff recommended acceptance of the conveyance and the deed. There are two platted tracts with dedications shown on the plats that were done from Plats 2a through Phase 8; eight different plats. In a couple of instances, the plat dedication was contrary to the intention of the Developer and it was not caught until Lennar realized that the dedication was to a different party and not to the District; in the Phase 2a and 2b areas, the lakes were originally dedicated on the plat to the Master Association and not to the District, so Lennar is facilitating a quit-claim deed from the Association to the District to resolve the discrepancy. In another instance in the Phase 3 Plat, there are two tracts of land, where the intention was to give the dedication to the District; however, it was more appropriate to dedicate those tracts to the Master Association. There are grass strips between homes that go between the street and areas back to the lakes that are maintained by the Master Association. In this case, the Board should consider a quit-claim deed from the District back to the Master Association to release the interest that the District had, under the plat dedication. A lake in the golf course area has an imperfect plat line, versus what was built, and there is a 100' square area of lake that is actually

outside of the plat area, which must be addressed. In the future, Lennar will probably request a quit-claim deed or granted easement from the District to deal with the conveyance of the lake that falls outside the platted tract of Lake #436.

Mr. Eckert stated that the Board should be aware that he confirmed that the District has access to all ponds to perform lake maintenance; the Developer made sure that there is access over all tracts. Additionally, since this is a conveyance from Lennar to the District, even though Chapter 190 has a conflict exclusion allowing individuals affiliated with the Developer to serve on CDD Boards, in an abundance of caution, he recommended that all Board Members who fall into that category declare a conflict and fill out a Form 8B conflict of interest form.

Mr. Eckert recommended approval the Quit Claim Deed from the CDD to the HOA for the tracts in the agenda package, acceptance of the 37 platted lake tracts and the other two issues presented, along with approval of the conveyance, subject to final review by District Counsel, the District Engineer and the Chair. He contacted the Developer's attorney to discuss a few items that were in the Title Report that call for further clarification. In response to Mr. Adams' question regarding declarations of conflict, Mr. Smith, Mr. Ernst and Mr. Kirschner stated that they each serve on the CDD Board and are employees of Lennar.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, acceptance of the Quit-Claim Deed from the CDD to the HOA for 37 platted tracts and acceptance of the conveyance of the lake tracts, subject to final review by District Counsel, the District Engineer and the Chair, were approved.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2018. Assessment revenue collections were at 14% and expenditures were at 7%.

NINTH ORDER OF BUSINESS **Approval of November 20, 2018 Landowners' Meeting Minutes**

Mr. Adams presented the November 20, 2018 Landowners' 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 November 20, 2018 Landowners' Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Hopping Green & Sams, P.A.*

There being no report, the next item followed.

B. District Engineer: *Kimley Horn and Associates, Inc.*

Mr. Healy stated the CDD recently received a notice from the South Florida Water Management District (SFWMD) to recertify its stormwater management system associated with the Phase 1B permit and he is working on satisfying the request and submitting the required reports within the next few weeks.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

Mr. Adams stated that the Board will be polled regarding scheduling a special meeting, prior to the February 20 deadline, to consider any resumes or letters of interest received from candidates to fill the two open seats.

- **NEXT MEETING DATE: April 16, 2019 at 2:00 P.M.**

The next scheduled meeting was April 16, 2019, at 2:00 p.m.

ELEVENTH ORDER OF BUSINESS **Public Comments – *Non-Agenda Items* [3-Minute Time Limit]**

Ms. Cynthia Moustaka, a resident, stated that she closed on her home on July 31, 2018 and, when she received her tax bill, it was almost $1,200 for the five remaining five months of 2018, which seemed incorrect. She asked if the CDD charges $1,500 for the year. Mr. Adams stated it depends on the product type; the CDD assessment amount consists of the operation

and maintenance (O&M) assessment and the Debt Service assessment, which differs depending on the product type. He offered to review the budget with her.

Mr. James O'Connor, a resident, stated that he was completely unfamiliar with CDDs when he purchased his property in 2007. He asked for a brief synopsis of the history and the formation of the CDD, including what happened when the first Developer did not pay interest, got foreclosed on and the property was purchased by Lennar. Mr. Adams recalled that, originally, the bond sizing on the project was for $16 million and the builder was Toscana LLC. The timing of the project was unfortunately as the recession hit and Toscana defaulted and the CDD took over the assets and established a Special Purpose Entity (SPE) to keep the golf course playable, cleaned up the right-of-ways (ROWs), maintained the lakes and, eventually, WCI bought down some of the debt and eventually sold their interest, which is where things stand today. Those who originally bought have the debt as it was originally. The goal was to absorb the debt, remarket the community and lower the assessment levels. The CDD has always managed as it was anticipated, which was to own the stormwater system and to finance water and sewer and utility lines and convey them to Sarasota County Utilities. Those were the primary parts of the financing but to own and retain the stormwater system, which it continues to do. Mr. Smith stated that, unlike Developers who may come and go, CDDs are perpetual entities that are permanent. The initial Developer had issues and went away and the CDD then negotiated the project through the downturn, found purchasers for the property and was involved in bringing the community back.

Mr. Jim Hammond, a resident, asked if all the lakes were excavated. Mr. Caldwell stated that at least 90% have been excavated. As to whether the Fiscal Year 2019 budget takes into account the O&M of what is currently being conveyed, Mr. Adams replied affirmatively and reiterated that, when he presented the draft budget, he acknowledged that there would be one more phase to the project, which would result in a slight increase in assessments.

TWELFTH ORDER OF BUSINESS Supervisors' Requests

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

THIRTEENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Mr. Ernst and seconded by Mr. Kirschner, with all in favor, the meeting adjourned at 2:34 p.m.

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Secretary/Assistant Secretary Chair/Vice Chair

SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

9C

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS

The Board of Supervisors ("Board") of the Sarasota National Community Development District ("District") will hold Regular Meetings for Fiscal Year 2019 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 on the following dates:

November 20, 2018 (Landowners' Meeting)

January 15, 2019

~~February 19, 2019 (Special Meeting)~~ [canceled]

February 22, 2019 (Special Meeting)

April 16, 2019

July 16, 2019

August 20, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Sarasota National Community Development District