

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

The Board of Supervisors of the Sarasota National Community Development District held a Special Meeting on February 22, 2019, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

**Present at the meeting were:**

Barry Ernst	Vice Chair
Matthew Koratich	Assistant Secretary
Terry Kirschner	Assistant Secretary
Gerald Bergmoser	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Sarah Sandy (via telephone)	District Counsel
Bill Conerly	District Engineer
Chip Campbell	Resident
Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:01 p.m. Supervisors Ernst, Koratich and Kirschner were present, in person. Supervisor Smith was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration of Qualified Elector Candidates for Seats 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]

Discussion ensued regarding the candidates. Mr. Ernst nominated Mr. Gerald Bergmoser for Seat 5. No other nominations were made.

**On MOTION by Mr. Ernst and seconded by Mr. Koratich, with all in favor, the appointment of Mr. Gerald Bergmoser to Seat 5, was approved.**

Mr. Koratich asked if it was necessary for him to resign from Seat 5. Mr. Adams replied no, he only remained seated until a new Board Member was appointed and sworn in.

▪ **Administration of Oath of Office to Newly Elected Supervisors**

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

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gerald Bergmoser. Mr. Bergmoser, a former CDD Board Member, was familiar with the items listed under the Fourth Order of Business.

Discussion of the candidates resumed. Mr. Kirschner nominated Mr. Cary Leuschner for Seat 1. No other nominations were made.

**On MOTION by Mr. Kirschner and seconded by Mr. Ernst, with all in favor, the appointment of Mr. Cary G. Leuschner to Seat 1, was approved.**

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors *(the following to be provided in 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**

This item was presented during the Third Order of Business. As he was not in attendance, the Oath of Office would be administered to Mr. Leuschner at another time.

**FIFTH ORDER OF BUSINESS**

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

Mr. Adams presented Resolution 2019-04. Mr. Ernst nominated the following slate of officers:

Chair	Russell Smith
Vice Chair	Barry Ernst
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Secretary	Terry Kirschner
Assistant Secretary	Gerald Bergmoser
Assistant Secretary	Cary Leuschner
Assistant Secretary	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Ernst and seconded by Mr. Bergmoser, with all in favor, Resolution 2019-04, Electing the Officers of the Sarasota National Community Development District, and Providing for an Effective Date, as nominated, was adopted.**

**SIXTH ORDER OF BUSINESS**

**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**

Ms. Sandy stated that Mr. Eckert reviewed and signed off on this document and he was agreeable to approval.

In response to a question, Mr. Conerly stated that Tracts 433 and 434 are generally lake, lake/open space, etc. Mr. Adams stated that Tracts 433 and 434 were inadvertently dedicated to the District but should have been dedicated to the Association; this is a “clean up” matter whereby the District is deeding them to the Association. Ms. Sandy stated that the Board approved this action at the last meeting; this was only being brought back for approval of the actual document. Discussion ensued regarding the location of Tracts 433 and 434, how this was discovered, etc.

**On MOTION by Mr. Ernst and seconded by Mr. Kirschner, with all in favor, the Board authorized the execution and delivery of a quit claim deed from the CDD to the HOA for Tracts 433 and 434 in Phase 3.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2018. Assessment revenue collections were at 68% and expenditures were at 14%.

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. August 14, 2018 Public Hearings and Regular Meeting**

Mr. Adams presented the August 14, 2018 Public Hearings and Regular Meeting Minutes.

**On MOTION by Mr. Ernst and seconded by Mr. Bergmoser, with all in favor, the August 14, 2018 Public Hearings and Regular Meeting, as presented, were approved.**

**B. January 15, 2019 Regular Meeting**

Mr. Adams presented the January 15, 2019 Regular Meeting Minutes. The following changes were made:

Line 171: Change "Lennar" to "the District"

Line 172: Change "the District" to "Lennar"

Line 176: Change "over" to "to"

Lines 188 through 191: Replace all wording in the motion box with:

"On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the Board 1) authorized acceptance of the Special Warranty Deed from the developer for 37 identified platted lake tracts; 2) authorized acceptance of a Quit Claim Deed from the HOA to the CDD for Tracts 428 and 429 in Phase 2A and Tracts 423, 424 and 425 in Phase 2B; and, 3) authorized the execution and delivery of a quit claim deed from the CDD to the HOA for Tracts 433 and 434 in Phase 3; all subject to final review by District Counsel, the District Engineer and the Chair."

**On MOTION by Mr. Ernst and seconded by Mr. Bergmoser, with all in favor, the January 15, 2019 Regular Meeting, as amended, were approved.**

**NINTH 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.***

There being no report, the next item followed.

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

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

The next meeting will be held April 16, 2019, at 2:00 p.m.

**TENTH ORDER OF BUSINESS**

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

Mr. Chip Campbell, a resident, noted the property shifts and asked if there was an ongoing audit to make sure that the HOA has the correct properties, instead of the CDD, as it could cause maintenance responsibility issues. Mr. Adams stated that the District Engineer monitors that and updates maps when transfers occur; additionally, reconciliation was done after the last meeting, as many tracts were moved. Mr. Campbell noted an upcoming WCI workshop related to WCI's proposal to modify the Development Order (DO) and extend build out, termination dates and update the conditions of the Master Development Plan and asked if it would impact the CDD. Mr. Adams replied no, as the CDD does not have any powers related to building or permitting. Mr. Campbell felt that the CDD should contact WCI/Lennar about it. Discussion ensued regarding the changes; it was noted that most of the updates were related to things that were already completed and would be taken out, just to simplify the DO.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Bergmoser asked if Lennar foresaw turning over road maintenance, landscaping or any other infrastructure over to the CDD. Mr. Kirschner stated that there would only be a few small items in Phase 10, such as maintenance of lakes and wetlands. Mr. Adams stated that the CDD's responsibilities are only related to storm water.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Ernst and seconded by Mr. Bergmoser, with all in favor, the meeting adjourned at 2:32 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair