

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on July 16, 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
Gerald Bergmoser	Assistant Secretary
Cary Leuschner	Assistant Secretary
Terry Kirschner	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Lindsay Whelan (via telephone)	District Counsel
Patrick Healy	District Engineer
Cindy Calvert (via telephone)	Keefe, McCullough & Co., LLP
Bernie Cunningham	Resident
Tim Gates	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

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

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2018, Prepared by Keefe, McCullough & Co., LLP

Ms. Calvert presented the Audited Basic Financial Statements for Fiscal Year Ended September 30, 2018. It was an unmodified opinion; there were no material weaknesses, findings or instances of noncompliance. It was a clean audit.

**SARASOTA NATIONAL CDD
FOURTH ORDER OF BUSINESS**

July 16, 2019

**Consideration of Resolution 2019-07,
Hereby Accepting the Audited Basic
Financial Statements for the Fiscal Year
Ended September 30, 2018**

Mr. Adams presented Resolution 2019-07.

**On MOTION by Mr. Ernst and seconded by Mr. Bergmoser, with all in favor,
Resolution 2019-07, Hereby Accepting the Audited Basic Financial Statements
for the Fiscal Year Ended September 30, 2018, was adopted.**

FIFTH ORDER OF BUSINESS

**Continued Discussion: Fiscal Year 2020
Proposed Budget**

Mr. Adams distributed an updated version of the proposed Fiscal Year 2020 budget and stated that he obtained the final budget figures for Phase 10 from the maintenance contractors for the preserves, which were included in the this version and highlighted in yellow. The assessment level would increase by \$70 to \$322.58. This increase would require the District to send a Mailed Notice to all property owners identifying the capped amount of the assessment increase; once the Mailed Notice is sent, the Board cannot increase assessments higher than the amount listed in the Mailed Notice. Since there is equal participation in the General Fund Operation and Maintenance (O&M) Assessment, regardless of product type, Mr. Adams recommended noticing \$325 as the maximum O&M assessment amount, which would provide a \$2.42 buffer for unforeseen expenses. In response to Mr. Bergmoser's question, Mr. Adams confirmed that the O&M assessment is based on fixed contracts; the contractor generally works for the Developer and completes the initial clearing in the first year and then the District assumes maintenance responsibility.

Mr. Bernie Cunningham, a resident, questioned the \$355,000 "Other contractual services", on Page 4. Mr. Adams stated it was anticipated that services would be less than \$355,000; unexpended funds would be added to the surplus fund balance, which should be approximately 25% or 30% of the annual budget to meet the gap funding requirement.

On MOTION by Mr. Bergmoser and seconded by Mr. Leuschner, with all in favor, authorizing Staff to prepare and send Mailed Notices to property owners informing of the General Fund assessment for Operations and Maintenance cap of \$325 per unit, was approved.

**SARASOTA NATIONAL CDD
SIXTH ORDER OF BUSINESS**

July 16, 2019

Consideration of Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Sarasota National Community Development District

Mr. Adams stated that this is generally prepared very early in the evolution of a CDD. It is a public disclosure providing potential buyers with a snapshot of the District's facilities, services and assessments levied to pay for community infrastructure. The update was initiated by District Counsel and completed in conjunction with Management. It includes all amendments to the CDD and is real-time accurate. Mr. Leuschner asked how existing residents and proposed buyers obtain the document. Mr. Adams stated that the realtors and the Association distribute it and it could be accessed in a title search or other public records reviews. Mr. Bergmoser noted that the document includes several items that the District is no longer responsible for. Mr. Adams concurred that it has some additional disclosures from a community perspective and, although the CDD issued bonds and paid for infrastructure, some of that infrastructure was conveyed to the County and City, which are important to disclose. Ms. Whelan stated the point of the document is to disclose where bond funds are expended, either in the construction phase, out of the District's O&M or, perhaps if the District did not construct the infrastructure but now either owns or maintains it; any of those items merits inclusion in the report and, even if the CDD does not currently own an asset, because it could have financed a portion of it and disclosure in the document is required.

On MOTION by Mr. Bergmoser and seconded by Mr. Ernst, with all in favor, authorizing the distribution and recording of the Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Sarasota National Community Development District, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

Mr. Adams presented Resolution 2019-08.

On MOTION by Mr. Ernst and seconded by Mr. Bergmoser, with all in favor, Resolution 2019-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2019. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of April 16, 2019 Regular Meeting Minutes

Mr. Adams presented the April 16, 2019 Regular Meeting Minutes. The following changes were made:

Line 39: Change "Carry" to "Cary"

On MOTION by Mr. Bergmoser and seconded by Mr. Leuschner, with all in favor, the April 16, 2019 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Whelan stated that she would be assuming the District Counsel responsibilities from Mr. Eckert. In response to Mr. Adams' question regarding the Tract 730 Reconveyance, Ms. Whelan stated she had no objections to the Board authorizing Staff and the Chair to execute documents necessary to facilitate it; a drainage easement was being prepared relative to that transaction.

On MOTION by Mr. Leuschner and seconded by Mr. Ernst, with all in favor, authorizing Staff and the Chair to execute documents necessary to facilitate the Tract 730 Reconveyance, was approved.

Mr. Bergmoser asked Staff to elaborate on the description of public roadways, as outlined on Page 5 of the Amended and Restated Disclosure of Public Financing, under “Public Roadways and Associated Infrastructure.” Mr. Adams stated the roads mentioned are outside the gates were anticipated to be conveyed to the County and were funded by the District.

Mr. Tim Gates, a resident, asked if Venice East Boulevard would be enlarged from two to four lanes or painted differently. A Board Member stated that the road was designed to accommodate widening but it was uncertain when the project would occur. Mr. Adams stated the land transaction contemplated four lanes and described as such in the Engineer’s Report.

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

There being no report, the next item followed.

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

i. 805 Registered Voters in the District as of April 15, 2019

There were 805 registered voters residing within the District as of April 15, 2019.

ii. NEXT MEETING DATE: August 20, 2019 at 2:00 P.M.

The next meeting will be held August 20, 2019 at 2:00 p.m.

ELEVENTH ORDER OF BUSINESS

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

Mr. Cunningham asked when the drained ponds would be refilled. Mr. Kirschner estimated within three or four months.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no other further business to discuss, the meeting adjourned at 2:29 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair