

**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 August 20, 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
Gerald Bergmoser	Assistant Secretary
Terry Kirschner	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Lindsay Whelan	District Counsel
Patrick Healy	District Engineer

**Residents present were:**

Peter Duffy	Barbara Armstrong
Kevin Powers	Jim Hammer
Bernie Cunningham	Joanna Crass
Brian Hurley	Joe DeCapua
Donna Hutchins	Cliff McCartney

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:02 p.m. Supervisors Ernst, Bergmoser, Smith and Kirschner were present, in person. Supervisor Leuschner was not present.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2019/2020 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was provided for informational purposes.

**B. Consideration of Resolution 2019-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented the proposed Fiscal Year 2020 budget, noting various line item increases. Assessment levels increased to complete Phase 10, consisting of stormwater components, lakes and conservation and turtle nesting environmental areas. This would be the final phase in this community.

**On MOTION by Mr. Bergmoser and seconded by Mr. Ernst, with all in favor, the Public Hearing was opened.**

Mr. Peter Duffy, a resident, asked why the projected revenue budget figure differed from the Mailed Notice figure. Mr. Adams stated the Mailed Notice amount was rounded to the next \$5 increment, which was why it was slightly higher than the actual budget.

Ms. Barbara Armstrong, a resident, asked when the District's infrastructure expenses would be paid off, other than the typical maintenance and operations costs. Mr. Adams stated the bond would mature May 1, 2039.

Mr. Kevin Powers, a resident, asked who pays the assessments on the undeveloped land and what the amount of the last increase was. Mr. Adams stated the Developer, Lennar, pays the assessments on platted and undeveloped land until a home is purchased; last year, the increase was \$75 and this year it would be \$70; any future increases were expected to be nominal. The Assessment Summary Table, on Page 7, listed all the assessments.

Mr. Jim Hammer, a resident, asked if the 1,149 on-roll units were all closed. Mr. Adams stated the units were all platted but not necessarily closed.

Mr. Bernie Cunningham, a resident, felt that residents were confused because they thought the \$325 figure was an increase over the prior-year figure. Mr. Adams stated the Fiscal Year 2020 assessment increase would be \$70.04, over the Fiscal Year 2019 assessment. Mr.

Cunningham asked when the ponds around Holes #7, #8 and #9 would be refilled, when the road extension would be completed and whether it would be designated a construction road to alleviate congestion at Euphoria Drive. Mr. Kirschner anticipated refilling the ponds within two to three months and the extension would be identified as a construction road and be completed by February.

Mr. Hammer asked why the District was drawing from Lake #7. Mr. Kirschner stated stormwater structures were being installed and it also helped feed the low irrigation pond.

Ms. Joanna Crass, a resident, asked whether the maximum number could change after the District is established. She heard that WCI was building 15 more platted lots and condominiums on the golf side, which was not in the original proposal. Mr. Kirschner stated the total unit count was and would remain 1,584; it would not go over the amount in the Association documents. Mr. Smith stated the Developer would adhere to the maximum number of units stated.

Mr. Cunningham referred to Ms. Crass' comments and asked if the area must be rezoned if those changes occur. Mr. Kirschner replied no and stated the area was zoned for 1,584 homes. Mr. Smith stated the District was not exceeding the total number of homes, which was noted for zoning, and it is up to the Developer to adjust site plans as the market dictates.

A resident asked why assessments increased 28%. Mr. Adams stated the purpose of the increase was to begin the final phase of the stormwater system in Phase 10 and, once conveyed in Fiscal Year 2020, the CDD would perform maintenance monitoring and reporting.

Mr. Brian Hurley, a resident, asked for confirmation of the bond maturity date and that the number of front doors would not increase over 1,584. Mr. Smith stated the 1,584 figure would not increase over the approved zoning ordinance. Mr. Adams stated the bonds were restructured in 2012 without extending the terms; the bonds would mature May 1, 2039.

Mr. Joe DeCapua, a resident, voiced his opinion that, if smaller homes are built beside the large lake, it would appear unsightly. He asked for the cost to eliminate the lake driving range and turn it into a real driving range. Mr. Smith stated it was not possible, as the lake is part of the water management system and it would be cost prohibitive.

Ms. Donna Hutchins, a resident, asked when Lennar expects to complete the subdivision. Mr. Smith stated Lennar expects it to be built out in four years, assuming home sales continue at the current pace.

Mr. DeCapua asked when residents would begin having seats on the Board. Mr. Smith stated two residents were already on the Board; two more would be elected during the 2020 General Election and, by 2022 the Board would consist fully of residents.

**Mr. Adams closed the Public Hearing.**

Mr. Adams presented Resolution 2019-09.

**On MOTION by Mr. Kirschner and seconded by Mr. Ernst, with all in favor, Resolution 2019-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH 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 2019/2020, Pursuant to Florida Law**

**A. Proof/Affidavit of Publication**

The affidavit of publication was provided for informational purposes.

**B. Mailed Notice(s) to Property Owners**

A copy of the Mailed Notice was included for informational purposes.

**C. Consideration of Resolution 2019-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Ernst and seconded by Mr. Bergmoser, with all in favor, the Public Hearing was opened.**

A resident asked for a Lennar representative to attend the HOA meetings because most of her questions were for Lennar. Mr. Smith stated he would provide her with a contact after the meeting, who would attend HOA meetings.

**Mr. Adams closed the Public Hearing.**

Mr. Adams presented Resolution 2019-10.

**On MOTION by Mr. Bergmoser and seconded by Mr. Ernst, with all in favor, Resolution 2019-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2019**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2019. The financials were accepted.

**SIXTH ORDER OF BUSINESS**

**Approval of July 16, 2019 Regular Meeting Minutes**

Mr. Adams presented the July 16, 2019 Regular Meeting Minutes. The following change was made:

Line 41: Insert "no" after "were"

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

**SEVENTH 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 that the Board of County Commissioners was expected to approve the plats for Phases 10, 11 and 13, before the next CDD meeting.

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

There being no report, the next item followed.

**EIGHTH ORDER OF BUSINESS**

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

Mr. Duffy asked what interested residents must do to run in the 2020 General Election. Mr. Adams stated that, at the April or May meeting, the District would publically announce which seats are up for election and explain the candidate qualifying process to run for a Seat.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Bergmoser recalled discussion at the HOA meeting about building debris in the ponds and that Sarasota National maintenance personnel would remove it from the shoreline. He asked if the District engaged someone to clean up pond areas that are not accessible. Mr. Adams stated SOLitude Lake Management (SOLitude) regularly removes trash along the perimeters and Eco-Logic Services, LLC (Eco-Logic) removes debris from the preserve area; there was no program to remove debris below the surface and beyond the perimeter. Residents should contact Erica if they notice debris so Mr. Adams can coordinate removal.

Mr. Cliff McCartney, a resident, asked if the people working in the preserve area worked for the District. Mr. Adams stated the District engaged Eco-Logic to identify and spray specific exotic invasive plant materials semi-annually and, once Phase 10 is conveyed, activity would increase to quarterly. Mr. McCartney asked if the District was responsible for maintaining the preserves. Mr. Adams stated the preserve is kept in a natural state and is under the District's permit; residents may only remove material that is hanging over their property.

Mr. Duffy asked who maintains the common grassy area behind the homes leading to the brush line. Mr. Adams stated that was a question for the HOA.

Ms. Crass stated, because of over spraying the exotics in the preserves, items were replanted; however, she felt it was done haphazardly and asked if the area can be streamlined as it now has several trees compacted into a tight space and she was concerned about

overgrowth. Mr. Adams was not concerned, as the fittest trees would naturally survive. He reiterated that residents can remove items that overhang onto their property.

**TENTH 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 2:50 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair