

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on January 11, 2022, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present were:

Gerald Bergmoser	Chair
Cary Leuschner (via telephone)	Vice Chair
John Istwan	Assistant Secretary
Richard (Dick) Smith	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Lindsey Whelan (via telephone)	District Counsel
Patrick Healy (via telephone)	District Engineer
Bill Kurth	SOLitude Lake Management
Ean Sims	SOLitude Lake Management
Bill Kuhn	Resident
George Aslanides	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:00 p.m. Supervisors Bergmoser, Istwan, and Richard Smith were present. Supervisor Leuschner was attending via telephone. Supervisor Russell Smith was not present.

SECOND ORDER OF BUSINESS

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

Resident Bill Kuhn voiced his opinion that the attempts to resolve the Lake #45 issues have not worked. He asked about the repair and maintenance plans. Mr. Adams stated that he was familiar with the issue and the lake contractor, who would be making a presentation later in the meeting, would address the issues surrounding Lake #45.

Resident George Aslanides stated grass is encroaching on the pond between Cantorwood Way and Skyflower and asked about maintenance. Mr. Adams stated SOLitude would inspect the area.

THIRD ORDER OF BUSINESS

Presentation/Discussion: SOLitude Lake Maintenance Activities and Resident Violations Involving Littoral Plantings

Mr. Kurth and Mr. Suis and reported the following:

- SOLitude has been managing the CDD's lakes for quite a while.
- SOLitude assigns two technicians to the property every week to resolve issues.
- Over time, the lakes have become problematic, with more midge flies and algae.
- Currently, there is less unwanted vegetation, like cattails, and increased construction activity that has changed the dynamic of the lakes.
- SOLitude frequently receives complaints about non-beneficial plants. After the meeting, Staff would inspect those areas, evaluate them and, if it is urgent, the matter would be resolved this week. The findings would be reported to Mr. and Mrs. Adams
- Certain lakes have been treated for water clarity issues.
- SOLitude has experienced trucking and supply chain issues since the pandemic, which will result in billing increases; Mr. Kurth would confer with Mr. Adams after the meeting.
- There are issues where landscaping was planted in the lake management easement. That landscaping might have been installed by the Developer.

Mr. Kurth would forward the addresses and locations to Mrs. Adams.

- SOLitude's on-site hours will increase because it has become more challenging to maintain the lakes due to more algae in the lakes.

Regarding whether the CDD or Lennar plans to increase plantings around some of the lakes and ponds that have very few littorals, Mr. Adams stated, generally, areas that are thin or negatively impacted are identified and addressed and funds are set aside to enhance the littoral shelf. Discussion ensued regarding cana plants installed along the pond bank by a homeowner, midge flies, algae, aeration, reasons for the current pond maintenance challenges and resident complaints.

Regarding how many hours technicians will spend on property, Mr. Kurth anticipated eight full business days per month on site, as long as no new lakes are added.

Mr. Istwan asked if SOLitude’s reports could be shared with the Board. Mrs. Adams suggested implementing the monthly summaries with the photo documentation for Board distribution. Mr. Kurth stated there would be a slight upcharge to do that, as the report is lengthy and contains photographs. The consensus was to request a quarterly Lakes Report from SOLitude instead of a monthly report.

Mr. Kurth and Mr. Sims left the meeting.

FOURTH ORDER OF BUSINESS

Ratification of HGS Transition Letter

- **Kutak Rock LLP Retention and Fee Agreement**

Ms. Whelan presented the Transition Letter related to transitioning District Counsel services to Kutak Rock LLP, which was previously executed by the Chair. The rates, terms and conditions would remain unchanged.

Ms. Whelan responded to questions regarding the scope of services in the transition letter and the reason for the dissolution of HGS.

On MOTION by Mr. Bergmoser and seconded by Mr. Richard Smith, with all in favor, the HGS Transition Letter, engagement of Kutak Rock LLP and the Retention and Fee Agreement, were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Whelan presented Resolution 2022-01. Discussion ensued regarding the Prompt Payment Policies and Procedures, lake operations, construction services, SOLitude and protecting the CDD from potential subcontractor liens.

On MOTION by Mr. Leuschner and seconded by Mr. Bergmoser, with all in favor, Resolution 2022-01, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Kimley-Horn and Associates, Inc., Stormwater Management Needs Reporting Proposal

Mr. Healy presented a \$22,500 proposal from Kimley-Horn and Associates, Inc., to prepare and submit the 20-year Stormwater Management Needs Analysis Report.

Asked what the County will do with the information gathered, Mr. Adams stated the reports would be submitted to the State. The requirement is to encourage governmental entities to consider long-term stormwater system planning.

Mr. Healy responded to questions regarding design and engineering of the stormwater system, scope of work, cost and if a working draft could be provided to the Board for review after completion. Mr. Healy would email a draft to the Board.

On MOTION by Mr. Richard Smith and seconded by Mr. Leuschner, with all in favor, the Kimley-Horn and Associates, Inc., Stormwater Management Needs Reporting Proposal, in the amount of \$22,500, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021. He responded to questions about the SOLitude costs for services rendered and contract renewal, algae and manatees. The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of October 12, 2021 Regular Meeting Minutes

Mr. Bergmoser presented the October 12, 2021 Regular Meeting Minutes.

On MOTION by Mr. Bergmoser and seconded by Mr. Leuschner, with all in favor, the October 12, 2021 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

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

There was no report.

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

Mr. Adams presented Mr. Russell Smith’s resignation.

The Board and Staff discussed filling the vacant seat and if anything is needed from Lennar. Staff would provide the HOA with an e-blast template about the vacancy for the HOA to e-blast to residents.

On MOTION by Mr. Bergmoser and seconded by Mr. Richard Smith, with all in favor, the resignation of Mr. Russell Smith, was accepted.

- **NEXT MEETING DATE: April 12, 2022 at 2:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 12, 2022 meeting.

TENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Adams urged the Board Members to contact people that might be interested in filling the vacant seat and urge them to act promptly.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:15 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair