

**SARASOTA
NATIONAL
COMMUNITY DEVELOPMENT
DISTRICT**

August 30, 2022

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING AGENDA**

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

August 23, 2022

Board of Supervisors
Sarasota National Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Sarasota National Community Development District will hold a Public Hearing and Regular Meeting on August 30, 2022, 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. Consider Appointment of Judy Stewart to Fill Unexpired Term of Seat 4 (*Term Expires November 2024*)
 - A. Administration of Oath of Office to Newly Appointed Supervisor (*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
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B: Memorandum of Voting Conflict
 - B. Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date
4. SOLitude Lake Management Waterway Inspection Report – August 2022
5. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
- 6. Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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
- 7. Discussion: Feral Hogs
- 8. Acceptance of Unaudited Financial Statements as of July 31, 2022
- 9. Approval of July 12, 2022 Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Kimley Horn and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 11, 2022 at 2:00 P.M.
 - QUORUM CHECK
- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- 11. Supervisors' Requests
- 12. Adjournment

Carlton Leuschner	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Richard Smith	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
John Istwan	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Gerald Bergmoser	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

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

Sincerely,


 Chesley "Chuck" Adams
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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From: jstewart100@verizon.net <jstewart100@verizon.net>
Sent: Wednesday, July 13, 2022 4:16 PM
To: Cleo Adams <crismondc@whhassociates.com>
Subject: CDD Board Vacancy, Sarasota National

Good afternoon,

I would like to submit my application for the CDD Board Vacancy. Below are bullet point to the important questions:

1. I am a full time resident of Sarasota National
2. I am interested in serving the district because this is my home and I'm dedicated to preserving and maintaining natural habits in our community.
3. I worked with many districts in my previous home state of Maryland including the county with EDAB (Economic Development and Advisory Board), Harford County School Board on redistricting and site approvals for new school buildings.
4. I have extensive background on storm water management in my position as VP of enclosed malls and life style centers with REITs, as well as managing HOA's and strip centers with my property management company for 13 years.
5. Infrastructure background with highway commissions and building life style centers such as Crocker Park in Cleveland, OH.

I would appreciate your consideration.

Judy Stewart
24148 Gallberry Dr
Venice, FL 34293
410.808.8315

Judy Stewart

936 Whispering Ridge Lane

Bel Air, MD 21015

Bio

Work History:

1. **Owner and Principal of The MAC Group, LLC (13 years):**

Managed Harbor Shops since 2014 – Leasing, tenant relations, budgeting, negotiating all contracts, manage Accounts Receivable and Payable.

Worked with national financial institutions such as JP Morgan, Chase, Well Fargo, CW Capital, Torchlight. Responsible for REO's, acquisitions and dispositions nationwide – 7 years

Asset Management for Foreign and Domestic investors with National Commercial Portfolio budgets over \$20 million annually – 12 years

Managed HOAs and Condominium Associations in Harford and Cecil Counties – 5 years

2. **Positions held in Real Estate Management:**

Manager of Harford Mall, Bel Air, MD – 1999 to 2004

Manager of Crocker Park 400 acre Life-Style Center, Westlake, OH 2004-2006

Regional VP Prime Real Estate – Malls and Outlet Centers in 8 states 2006-2014

3. **Board Affiliations:**

Steering Committee Chair of Legal during turnover process of Sarasota National – 1 year

VP Finance Harford County Chamber of Commerce

Economic Development Advisory Board Harford County

Harford County School Construction Committee Co-Chair

Chesapeake Hospital Board of MD

Rotary International Board of Directors

Board of Directors for Takoma/Langley Crossroads Development Authority

MD State Highway Commission Committee

Rockfield Manor – Owned by Town of Bel Air

4. **License:**

MD real estate license since 2000

Have also held real estate license in Pennsylvania and Michigan

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. Chuck E. Adams, Jr. is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 30th day of August, 2022.

ATTEST:

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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SOLITUDE

LAKE MANAGEMENT



Sarasota National CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2022-08-17

Prepared for:

Sarasota National CDD
Sarasota National Clubhouse,
25500 National Boulevard, Venice, Florida 34293

Prepared by:

Ean Sims, Field Operations Manager, Aquatic Biologist

Ft. Myers Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 2

Comments:

Normal growth observed
Shoreline is well maintained.
Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 4A

Comments:

Requires attention
Treat for grasses, brush, vines,
and other seasonal weeds. Algae
and aquatic weeds are at
controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 5A

Comments:

Requires attention
Retreat for grasses, shoreline
weeds. Algae and aquatic weeds
are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 7

Comments:

Requires attention
Treat for shoreline weeds. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 9

Comments:

Requires attention
Treat grasses, brush, vines, sesbania, and smartweed. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 11

Comments:

Requires attention
Treat grasses, brush, and vines in shelf. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 13

Comments:

Requires attention
Treat grasses, brush, vines and pennywort. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 15

Comments:

Requires attention
Spot treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 17

Comments:

Requires attention
Treatd grasses, brush and shoreline weeds. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 19

Comments:

Requires attention

Treatd grasses, brush, vines, and cattails. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 21

Comments:

Requires attention

Treatd grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 23

Comments:

Requires attention

Treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 25

Comments:

Normal growth observed

Spot treat grasses, brush, vines on very large littoral shelf. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 27

Comments:

Requires attention

Treated grasses, brush, vines on littoral shelves. Algae and aquatic weeds are at controlled levels. Wetland



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 28A

Comments:

Requires attention

Treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 30

Comments:

Normal growth observed

Spot treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 32

Comments:

Requires attention

Spot treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 34

Comments:

Requires attention

Treat grasses and shoreline weed. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 36

Comments:

Requires attention

Spot treat grasses, brush, pennywort, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 38

Comments:

Requires attention

Spot treat grasses, brush, pennywort, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 40

Comments:

Requires attention

Spot treat grasses, brush, pennywort, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 42

Comments:

Requires attention

Treat grasses along the shoreline.
Algae is at controlled levels.
Submersed aquatic weed naiad minimal.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 44

Comments:

Requires attention

Treat bacopa, shoreline grasses, brush, on lit shelf areas.
Submersed aquatic weed naiad light.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 48

Comments:

Requires attention

Treat grasses, brush, vines, and cattails. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 50

Comments:

Normal growth observed

Spot treat bacopa, vines, brush, grasses. Next visit treat filamentous algae, and chara.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 52

Comments:

Requires attention

Treat grasses and vines. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 54

Comments:

Requires attention

Treat grasses, cattails and vines. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 56

Comments:

Requires attention

Shelf requires further treatment for grasses, brush, and vines. Treat behind homes for vines, pennywort, and grasses.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 58

Comments:

Requires attention

Treat grasses, brush, vines, and cattails. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 64

Comments:

Requires attention

Treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 66

Comments:

Requires attention

Treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 69

Comments:

Requires attention

Treat grasses, brush, and vines. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 71

Comments:

Requires attention

Treat grasses, willows, pennywort, and cattails. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 73

Comments:

Normal growth observed

Shoreline is well maintained.
Monitor chara and naiad.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 77

Comments:

Site looks good

Treatment in progress. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: Extra

Comments:

Action Required:

Target:

Site: Extra

Comments:

Action Required:

Target:

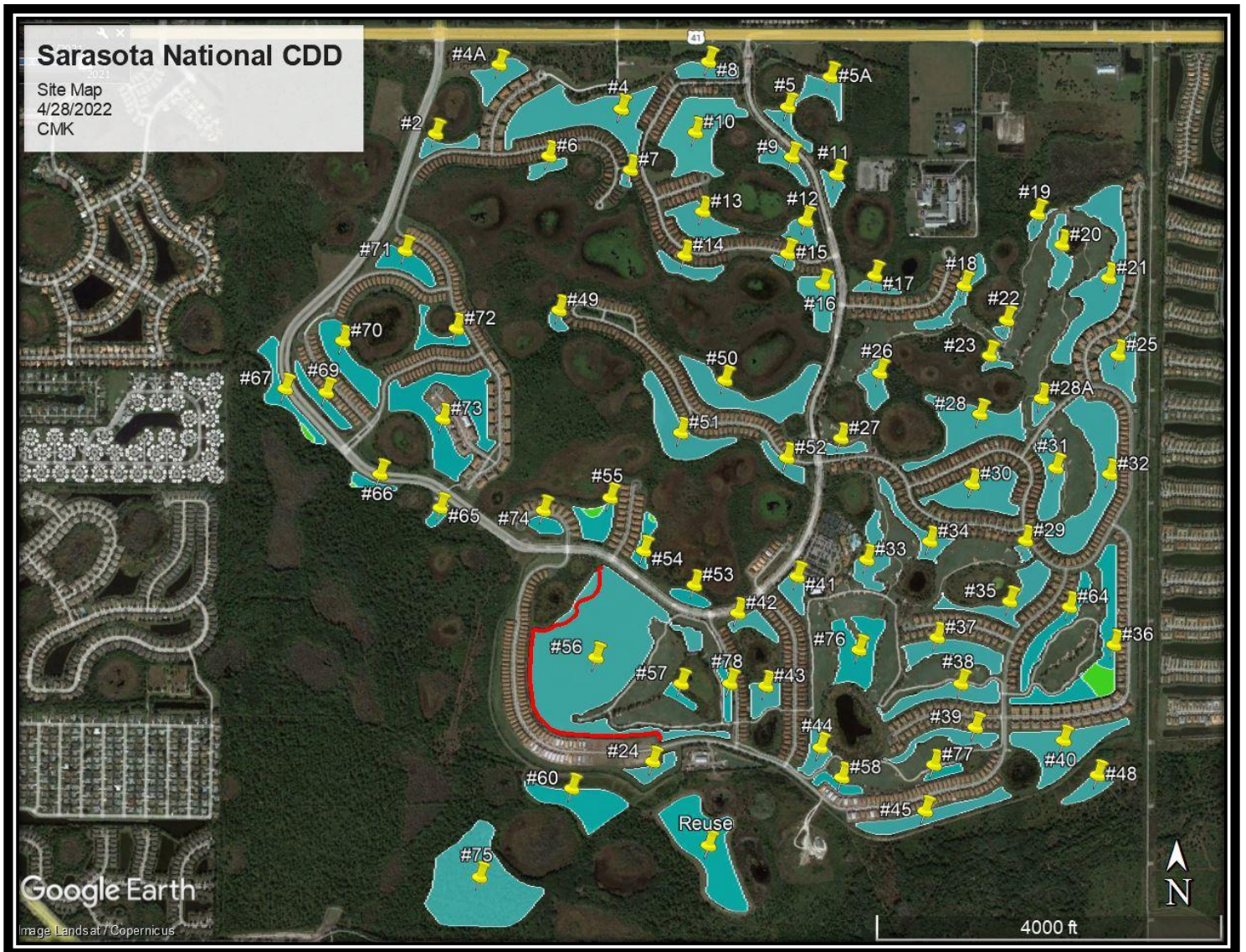
Management Summary

MANAGEMENT SUMMARY

- No major issues with either algae or submersed aquatic weeds were noted. Most of the visible submersed growth appeared damaged from treatment.
- Most lakes were marked requires attention for shoreline weeds. Shoreline weeds include emergent growth around the lake perimeter including but not limited to: Torpedograss, various vines, cattails, pennywort and brush such as primrose or smartweed. These types of weeds are typically found year round. However there are some plant species that are dry season specific such as sedge, hemlock, dog fennel, and saltmarsh fleabane. Other nuisance or invasive plants noted were coastal willow, and melaleuca. Seasonal brush tends to be at it's worse this time of year when the banks are still dry but receiving just enough rain to flourish. The seasonal brush will naturally start to diminish with the rainy season as the littoral shelves flood again and conditions become undesirable for the growth of sedge, dog fennel, hemlock etc.
- Due to the large amount of littoral acreage and exposed bank, Solitude has decided to bring in additional wetland labor to maintain these large littoral areas. The wetland crew will be tasked with spot treating large littoral areas for invasive and nuisance species in additional to what the lake tech maintains. This additional labor is considered part of the routine maintenance. The wetland crew will continue to treat each month moving forward.
- The next quarterly report will cover the first half of the lakes and is due in November 2022.

Site	Comments	Target	Action Required
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4A	Requires attention	Shoreline weeds	Routine maintenance next visit
5A	Requires attention	Shoreline weeds	Routine maintenance next visit
7	Requires attention	Shoreline weeds	Routine maintenance next visit
9	Requires attention	Shoreline weeds	Routine maintenance next visit
11	Requires attention	Shoreline weeds	Routine maintenance next visit
13	Requires attention	Shoreline weeds	Routine maintenance next visit
15	Requires attention	Shoreline weeds	Routine maintenance next visit
17	Requires attention	Shoreline weeds	Routine maintenance next visit
19	Requires attention	Shoreline weeds	Routine maintenance next visit
21	Requires attention	Shoreline weeds	Routine maintenance next visit
23	Requires attention	Shoreline weeds	Routine maintenance next visit
25	Normal growth observed	Shoreline weeds	Routine maintenance next visit
27	Requires attention	Shoreline weeds	Routine maintenance next visit
28A	Requires attention	Shoreline weeds	Routine maintenance next visit
30	Normal growth observed	Shoreline weeds	Routine maintenance next visit
32	Requires attention	Shoreline weeds	Routine maintenance next visit
34	Requires attention	Shoreline weeds	Routine maintenance next visit
36	Requires attention	Shoreline weeds	Routine maintenance next visit
38	Requires attention	Shoreline weeds	Routine maintenance next visit
40	Requires attention	Shoreline weeds	Routine maintenance next visit
42	Requires attention	Shoreline weeds	Routine maintenance next visit
44	Requires attention	Shoreline weeds	Routine maintenance next visit
48	Requires attention	Shoreline weeds	Routine maintenance next visit
50	Normal growth observed	Shoreline weeds	Routine maintenance next visit
52	Requires attention	Shoreline weeds	Routine maintenance next visit
54	Requires attention	Shoreline weeds	Routine maintenance next visit
56	Requires attention	Shoreline weeds	Routine maintenance next visit
58	Requires attention	Shoreline weeds	Routine maintenance next visit
64	Requires attention	Shoreline weeds	Routine maintenance next visit
66	Requires attention	Shoreline weeds	Routine maintenance next visit
69	Requires attention	Shoreline weeds	Routine maintenance next visit

Site	Comments	Target	Action Required
71	Requires attention	Shoreline weeds	Routine maintenance next visit
73	Normal growth observed	Shoreline weeds	Routine maintenance next visit
77	Site looks good	Shoreline weeds	Routine maintenance next visit



**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

5A

Miscellaneous Notices



Published in Sarasota Herald-Tribune on August 11, 2022

Location

Sarasota County,

Notice Text

SARASOTA NATIONAL

COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Sarasota National Community Development District (District) will hold a public hearing on August 30, 2022 at 2:00 p.m., at Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (Fiscal Year 2022/2023). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (District Manager s Office), during normal business hours, or by visiting the District s website at <https://www.sarasotationalcdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager s Office at least forty-eight (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 Manager s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Chuck Adams

District Manager

Pub: August 11 & 18, 2022; #7602784

Miscellaneous Notices



Published in Sarasota Herald-Tribune on August 18, 2022

Location

Sarasota County,

Notice Text

SARASOTA NATIONAL

COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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Chuck Adams

District Manager

Pub: August 11 & 18, 2022; #7602784

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

5B

RESOLUTION 2022-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2022, submitted to the Board of Supervisors (“**Board**”) of the Sarasota National Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at its July 12, 2022 meeting, the Board rescheduled such public hearing to August 30, 2022; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the

office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, ("**Adopted Budget**") and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Sarasota National Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The final Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two years.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2022/2023, the sum of \$1,975,225 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 488,575
TOTAL DEBT SERVICE FUND, SERIES 2020	<u>\$1,486,650</u>
TOTAL ALL FUNDS	\$1,975,225

Section 3. Budget Amendments

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2022/2023 or within 60 days following the end of Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the

original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 30TH DAY OF AUGUST, 2022.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Budget Fiscal Year 2022/2023

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
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**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Tota Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 470,234				\$ 492,106
Allowable discounts (4%)	(18,809)				(19,684)
Assessment levy: on-roll - net	451,425	\$ 437,797	\$ 13,628	\$ 451,425	472,422
Assessment levy: off-roll	36,493	-	36,493	36,493	16,153
Interest	-	33	-	33	-
Total revenues	<u>487,918</u>	<u>437,830</u>	<u>50,121</u>	<u>487,951</u>	<u>488,575</u>
EXPENDITURES					
Professional & administrative fees					
Management	39,571	16,488	23,083	39,571	39,571
Supervisors	3,500	1,722	1,778	3,500	3,500
Audit	7,000	-	7,000	7,000	7,000
Assessment roll preparation	6,500	2,708	3,792	6,500	6,500
Arbitrage rebate calculation	1,750	750	1,000	1,750	1,750
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Legal	12,000	1,263	5,000	6,263	12,000
Engineering	5,000	570	3,000	3,570	5,000
Postage	500	-	500	500	500
Telephone	500	208	292	500	500
Insurance	11,400	10,698	-	10,698	11,400
Printing & reproduction	1,000	417	583	1,000	1,000
Legal advertising	1,200	94	350	444	1,200
Other current charges	1,000	436	564	1,000	1,000
Annual district filing fee	175	175	-	175	175
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	199	11	210	210
Property taxes	100	14	86	100	100
Total professional & administrative fees	<u>105,111</u>	<u>37,280</u>	<u>59,206</u>	<u>\$96,486</u>	<u>105,111</u>
Water management & wetland maintenance					
Other contractual services	348,700	110,739	237,961	348,700	348,700
Lake Bank Erosion Repair	20,000	-	10,000	10,000	20,000
Total water management & wetland maintenance	<u>368,700</u>	<u>110,739</u>	<u>247,961</u>	<u>358,700</u>	<u>368,700</u>
Other fees and charges					
Tax collector	7,054	6,567	487	7,054	7,382
Property appraiser	7,054	-	7,054	7,054	7,382
Total other fees and charges	<u>14,108</u>	<u>6,567</u>	<u>7,541</u>	<u>14,108</u>	<u>14,764</u>
Total expenditures	<u>487,919</u>	<u>154,586</u>	<u>314,708</u>	<u>469,294</u>	<u>488,575</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Tota Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	(1)	283,244	(264,587)	18,657	-
Fund balance - beginning (unaudited)	174,999	239,633	522,877	239,633	258,290
Fund balance - ending (projected)	<u>\$ 174,998</u>	<u>\$ 522,877</u>	<u>\$ 258,290</u>	<u>\$ 258,290</u>	<u>\$ 258,290</u>

Assessment Summary				
Unit Description	Number of Units	Per Unit Assessment		Total Revenue
		2022	FY 2023	
On-roll	1,530	321.64	321.64	492,105.76
Off-roll*	54	299.12	299.12	16,153.00
Total	<u>1,584</u>			<u>508,258.76</u>

Note: The number of platted - on-roll units, and unplatted - off-roll units, may change.

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative fees

Management		\$ 39,571
	Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Supervisors		3,500
Audit		7,000
	The District is required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.	
Assessment roll preparation		6,500
	Wrathell, Hunt and Associates, LLC includes assessment roll preparation in the financial services contract they have with the District. These annual operating and debt service assessments may be collected through direct billing to landowners and/or placement of assessments on the annual real estate tax bill by the county's tax collector.	
Arbitrage rebate calculation		1,750
	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent		2,000
	Wrathell, Hunt and Associates, LLC , currently provides dissemination agent services, which are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee		11,000
	U.S. Bank is the District's trustee, paying agent and registrar for the debt service and construction funds.	
Legal		12,000
	Hopping Green & Sams provides on-going general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services.	
Engineering		5,000
	Kimley-Horn and Associates, provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage		500
	Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Telephone		500
	Telephone and fax machine.	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance		11,400
	The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for each coverage for general liability, (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Printing & reproduction		1,000
	Letterhead, envelopes, copies, etc.	
Legal advertising		1,200
	The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Other current charges		1,000
	Bank charges and other miscellaneous expenses incurred during the year.	
Annual district filing fee		175
	Annual fee paid to the Florida Department of Economic Opportunity.	
Website hosting & maintenance		705
Website ADA compliance		210
Property taxes		100
Water management and wetland maintenance		
Other contractual services		348,700
	The District maintains the storm water management and preserve systems through the use of qualified, licensed and insured sub-contractors.	
	Lake Maint	112,000
	Midge Fly	28,700
	Pres/Littoral	208,000
	<u> </u>	<u>348,700</u>
Lake Bank Erosion Repair		20,000
	Intended to begin the collection of Funds needed for future lake erosion repairs.	
Property appraiser		7,382
	These fees are 1.5% of the assessment levied.	
Tax collector		7,382
	These fees are 1.5% of the assessment levied.	
Total expenditures		<u><u>\$488,575</u></u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2020
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,471,201				\$ 1,509,996
Allowable discounts (4%)	(58,848)				(60,400)
Assessment levy: on-roll - net	1,412,353	\$ 1,368,296	\$ 42,529	\$ 1,410,825	1,449,596
Assessment levy: off-roll	69,348	-	69,348	69,348	30,695
Assessment prepayments	-	13,592	-	13,592	-
Interest	-	15	-	15	-
Total revenues	<u>1,481,701</u>	<u>1,381,903</u>	<u>111,877</u>	<u>1,493,780</u>	<u>1,480,291</u>
EXPENDITURES					
Principal	760,000	-	760,000	760,000	780,000
Principal prepayment	-	20,000	15,000	35,000	-
Interest	685,400	342,700	342,338	685,038	661,350
Total debt service	<u>1,445,400</u>	<u>362,700</u>	<u>1,117,338</u>	<u>1,480,038</u>	<u>1,441,350</u>
Other Fees and Charges					
Property appraiser	22,068	-	22,044	22,044	22,650
Tax collector	22,068	20,526	1,518	22,044	22,650
Total other fees and charges	<u>44,136</u>	<u>20,526</u>	<u>23,562</u>	<u>44,088</u>	<u>45,300</u>
Total expenditures	<u>1,489,536</u>	<u>383,226</u>	<u>1,140,900</u>	<u>1,524,126</u>	<u>1,486,650</u>
Excess/(deficiency) of revenues over/(under) expenditures	(7,835)	998,677	(1,029,023)	(30,346)	(6,359)
Fund balance - beginning (unaudited)	642,567	717,160	1,715,837	717,160	686,814
Fund balance - ending (projected)	<u>634,732</u>	<u>\$ 1,715,837</u>	<u>\$ 686,814</u>	<u>\$ 686,814</u>	<u>680,455</u>
Use of fund balance:					
Debt service reserve (required)					(100,000)
Interest expense - November 1, 2023					(318,975)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 261,480</u>

Sarasota National
Community Development District
Series 2020
\$19,350,000

Debt Service Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2022			330,675.00	330,675.00
05/01/2023	780,000.00	3.000%	330,675.00	1,110,675.00
11/01/2023			318,975.00	318,975.00
05/01/2024	805,000.00	3.000%	318,975.00	1,123,975.00
11/01/2024			306,900.00	306,900.00
05/01/2025	830,000.00	3.000%	306,900.00	1,136,900.00
11/01/2025			294,450.00	294,450.00
05/01/2026	855,000.00	3.500%	294,450.00	1,149,450.00
11/01/2026			279,487.50	279,487.50
05/01/2027	890,000.00	3.500%	279,487.50	1,169,487.50
11/01/2027			263,912.50	263,912.50
05/01/2028	920,000.00	3.500%	263,912.50	1,183,912.50
11/01/2028			247,812.50	247,812.50
05/01/2029	950,000.00	3.500%	247,812.50	1,197,812.50
11/01/2029			231,187.50	231,187.50
05/01/2030	985,000.00	3.500%	231,187.50	1,216,187.50
11/01/2030			213,950.00	213,950.00
05/01/2031	1,020,000.00	3.500%	213,950.00	1,233,950.00
11/01/2031			196,100.00	196,100.00
05/01/2032	1,060,000.00	4.000%	196,100.00	1,256,100.00
11/01/2032			174,900.00	174,900.00
05/01/2033	1,105,000.00	4.000%	174,900.00	1,279,900.00
11/01/2033			152,800.00	152,800.00
05/01/2034	1,150,000.00	4.000%	152,800.00	1,302,800.00
11/01/2034			129,800.00	129,800.00
05/01/2035	1,195,000.00	4.000%	129,800.00	1,324,800.00
11/01/2035			105,900.00	105,900.00
05/01/2036	1,245,000.00	4.000%	105,900.00	1,350,900.00
11/01/2036			81,000.00	81,000.00
05/01/2037	1,295,000.00	4.000%	81,000.00	1,376,000.00
11/01/2037			55,100.00	55,100.00
05/01/2038	1,350,000.00	4.000%	55,100.00	1,405,100.00
11/01/2038			28,100.00	28,100.00
05/01/2039	1,405,000.00	4.000%	28,100.00	1,433,100.00
Total	17,840,000.00		6,822,100.00	24,662,100.00

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENTS SUMMARY**

Debt Service On-Roll Units

Unit Description	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
MF	321.64	611.21	932.85	932.85
SF 46	321.64	799.28	1,120.92	1,120.92
SF 52	321.64	1,175.42	1,497.06	1,497.06
SF 80	321.64	1,592.20	1,913.84	1,913.84

Debt Service Off-Roll Units

Unit Description	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
MF	299.12	568.43	867.55	867.55
SF 46	299.12	743.33	1,042.45	1,042.45
SF 52	299.12	1,093.14	1,392.26	1,392.26
SF 80	299.12	1,480.75	1,779.87	1,779.87

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; 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.

WHEREAS, the Sarasota National Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 30th day of August, 2022.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A
Budget

Exhibit B

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

8

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JULY 31, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2020	
ASSETS			
Cash - SunTrust	\$ 368,228	\$ -	\$ 368,228
Investments			
Revenue account	-	544,386	544,386
Reserve account	-	100,000	100,000
Total assets	\$ 368,228	\$ 644,386	\$ 1,012,614
LIABILITIES & FUND BALANCES			
Liabilities:			
Taxes payable	\$ 122	\$ -	\$ 122
Total liabilities	122	-	122
Fund balances:			
Restricted for:			
Debt service	-	644,386	644,386
Unassigned	368,106	-	368,106
Total fund balances	368,106	644,386	1,012,492
Total liabilities and fund balances	\$ 368,228	\$ 644,386	\$ 1,012,614

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ -	\$ 452,533	\$ 451,425	100%
Assessment levy - off roll	-	-	36,493	0%
Interest	3	53	-	N/A
Total revenues	<u>3</u>	<u>452,586</u>	<u>487,918</u>	93%
EXPENDITURES				
Administrative:				
Management	3,298	32,976	39,571	83%
Supervisors	861	3,445	3,500	98%
Audit	-	7,000	7,000	100%
Assessment roll preparation	542	5,417	6,500	83%
Arbitrage rebate calculation	-	750	1,750	43%
Dissemination agent	167	1,667	2,000	83%
Trustee	-	-	11,000	0%
Legal	967	9,009	12,000	75%
Engineering	4,500	5,524	5,000	110%
Postage	18	26	500	5%
Telephone	42	417	500	83%
Insurance	-	10,698	11,400	94%
Printing & reproduction	83	833	1,000	83%
Legal advertising	-	277	1,200	23%
Other current charges	98	786	1,000	79%
Annual district filing fee	-	175	175	100%
ADA website compliance	-	199	210	95%
Website	-	705	705	100%
Property tax bills	-	14	100	14%
Total administrative	<u>10,576</u>	<u>79,918</u>	<u>105,111</u>	76%
Water management:				
Other contractual services	36,848	212,215	348,700	61%
Lake bank erosion repair	-	25,192	20,000	126%
Total water management	<u>36,848</u>	<u>237,407</u>	<u>368,700</u>	64%

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Tax collector	-	6,788	7,054	96%
Property appraiser	-	-	7,054	0%
Total other fees and charges	<u>-</u>	<u>6,788</u>	<u>14,108</u>	48%
Total expenditures	<u>47,424</u>	<u>324,113</u>	<u>487,919</u>	66%
 Excess/(deficiency) of revenues over/(under) expenditures	 (47,421)	 128,473	 (1)	
 Fund balance - beginning	 <u>415,527</u>	 <u>239,633</u>	 <u>174,999</u>	
Fund balance - ending	<u>\$ 368,106</u>	<u>\$ 368,106</u>	<u>\$ 174,998</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ -	\$ 1,414,352	\$ 1,412,353	100%
Assessment levy - off roll	-	-	69,348	0%
Assessment prepayment	-	13,592	-	N/A
Interest	345	534	-	N/A
Total revenues	<u>345</u>	<u>1,428,478</u>	<u>1,481,701</u>	96%
EXPENDITURES				
Principal	-	760,000	760,000	100%
Principal prepayments	-	35,000	-	N/A
Interest	-	685,037	685,400	100%
Total debt service	<u>-</u>	<u>1,480,037</u>	<u>1,445,400</u>	102%
Other fees and charges				
Tax collector	-	21,215	22,068	96%
Property appraiser	-	-	22,068	0%
Total other fees and charges	<u>-</u>	<u>21,215</u>	<u>44,136</u>	48%
Total expenditures	<u>-</u>	<u>1,501,252</u>	<u>1,489,536</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	345	(72,774)	(7,835)	
Fund balance - beginning	644,041	717,160	642,567	
Fund balance - ending	<u>\$ 644,386</u>	<u>\$ 644,386</u>	<u>\$ 634,732</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

9

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 July 12, 2022, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lindsey Whelan (via telephone)	District Counsel
Patrick Healy (via telephone)	District Engineer
Michael Barnett (via telephone)	Keefe McCullough

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:00 p.m. Supervisors Bergmoser, Istwan, Leuschner and Smith were 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

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021, Prepared by Keefe McCullough

40 Mr. Barnett presented the Audited Financial Report for the Fiscal Year Ending
41 September 30, 2021 and noted the pertinent information. There were no findings,
42 recommendations, deficiencies on internal control or instances of non-compliance; it was a
43 clean audit.

44 In response to a question regarding interest income on Page 5, for Government
45 Activities, Mr. Adams suspected that there might be a miscellaneous revenue item in
46 assessment collections. Staff normally refers to that as interest in miscellaneous for that reason
47 in order to catch other forms of revenue that was not anticipated. Mr. Adams would research
48 this item and provide an update at the next meeting.

49 **Mr. Barnett left the call.**

50

51 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06,
Hereby Accepting the Audited Basic
Financial Statements for the Fiscal Year
Ended September 30, 2021**

52

53

54

55

56 Mr. Bergmoser presented Resolution 2022-06.

57

58 **On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor,
59 Resolution 2022-06, Hereby Accepting the Audited Basic Financial Statements
60 for the Fiscal Year Ended September 30, 2021, was adopted.**

61

62

63 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,
Declaring a Vacancy in Seat Four of the
Board of Supervisors Pursuant to Section
190.006(3)(b), *Florida Statutes*; and
Providing for Severability and an Effective
Date**

64

65

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70 Mr. Bergmoser presented Resolution 2022-07. This Resolution states that there were no
71 qualified candidates for Seat 4 for the upcoming General Election; therefore, the seat will be
72 declared vacant and the sitting Board will appoint someone after the November Election.

73

74 On MOTION by Mr. Smith and seconded by Mr. Bergmoser, with all in favor,
 75 Resolution 2022-07, Declaring a Vacancy in Seat Four of the Board of
 76 Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes*; and Providing
 77 for Severability and an Effective Date, was adopted.

78
79

80 **SIXTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector
to Fill Vacancy in Seat 4 (*Term Expires
November 2024*)**

81
82
83

84 • **Candidates**

- 85 **A. Jack W. Babich**
- 86 **B. David G. Carlile**
- 87 **C. Doug Kasi**

88 Mr. Bergmoser noted the three resumes that were submitted to fill the vacant seat.

89 Discussion ensued regarding the candidates’ committee memberships, residency status,
90 citizenship, qualifications, meeting attendance, re-wording the announcement and reposting
91 the vacancy.

92 The Board’s consensus was that none of the candidates are a good fit to join the Board.

93 In response to a question, Ms. Whelan stated that there is no harm in operating as a
94 four-member Board and, aside from potential quorum issues, there is nothing that statutorily
95 requires the Board to have five members. Mrs. Adams would have the HOA e-blast information
96 about the vacant seat and include desired experience in conservation and water management
97 expertise.

98 This item was tabled until a suitable candidate is found.

99

100 **SEVENTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Appointed Supervisor (*the following to be
provided in separate package*)**

101
102
103

- 104 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 105 **B. Membership, Obligations and Responsibilities**
- 106 **C. Financial Disclosure Forms**
 - 107 **I. Form 1: Statement of Financial Interests**

108 **II. Form 1X: Amendment to Form 2, Statement of Financial Interests**

109 **III. Form 1F: Final Statement of Financial Interests**

110 **D. Form 8B: Memorandum of Voting Conflict**

111 This item was tabled.

112

113 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02,
Designating Certain Officers of the District;
and Providing for an Effective Date**

114

115

116

117 This item was tabled.

118

119 **NINTH ORDER OF BUSINESS**

**Consideration of SOLitude Lake
Management Items**

120

121

122 **A. Addendum to Current Contract**

123 **B. Change Order No. 1**

124 Mrs. Adams stated SOLitude’s current contract is \$90,742 and they are requesting a 7%
125 increase due to inflation, increased fuel and chemical costs and labor-related matters.

126 Mr. Bergmoser noted that the summary from SOLitude’s last report, in May, stated that
127 “Out of 32 lakes, 19 of them need more than just routine maintenance.” He voiced his
128 understanding that cost increases are universal and he thinks that SOLitude needs to take
129 better care of the lakes.

130 Mr. Smith asked why Ms. Kennedy, SOLitude’s biological expert, was not present at the
131 meeting to comment on her inspection report. He felt that it would have been nice to have her
132 explain what the protocol would be, from this point on, to get the lakes back into an acceptable
133 condition.

134 Mrs. Adams stated Staff could include meeting attendance by a SOLitude representative
135 as a caveat to the 7% increase and include this item on future agendas. Mr. Willis stated he
136 arranged to tour the lakes with Ms. Kennedy every time she comes on site. He will address any
137 and all lakes with ongoing algae or torpedo grass issues and the treatments used to remedy the
138 issues, produce a report of his findings and submit it to the District Manager.

139 Discussion ensued regarding SOLitude’s overall performance, cancelling the contract
140 and engaging another vendor, before and after photographs of the lakes, littorals, resident
141 feedback, increases in chemical and labor costs, midge flies and the change order.

142 Mr. Smith volunteered to inspect the lakes with SOLitude representatives at a future
143 lake inspection. Mr. Willis would arrange for Mr. Smith to meet with and tour the lakes with a
144 SOLitude representative and follow up with Mr. Smith.

145

146 **On MOTION by Mr. Bergmoser and seconded by Leuschner, with all in favor,**
147 **the SOLitude Lake Management Addendum to the current contract, in the**
148 **amount of a 7% increase, from August 1, 2022 through March 31, 2023, was**
149 **approved.**

150

151

152 **TENTH ORDER OF BUSINESS**

**Discussion: CDD Property Behind Lantana
Drive**

153

154

155 Referencing an email from Mr. Terrence Kirschner, of Lennar, Mrs. Adams pointed out
156 that the location is “Spartina Drive” instead of “Lantana Drive”. She read the email, as follows:

157 “The current zoning for the property was for 1584 units which was used in its entirety in
158 Sarasota National. In order to develop the property, we will need a rezone which realistically
159 these days would be about an 18-month undertaking. We do plan on eventually developing the
160 property but nothing at this time.”

161 **▪ Operations Report – Shane Willis**

162 **This item was an addition to the agenda**

163 Mr. Willis presented the July Field Operations Report and highlighted the following:

164 ➤ Lake numbers were left off the report but would be included going forward.

165 ➤ Lakes 53, 69 and 70 had significant torpedo grass and weeds at the banks.

166 ➤ A property tour with Christina is scheduled for late July.

167 Mr. Willis, Mr. Adams and Mrs. Adams responded to questions regarding SOLitude, the
168 HOA, invasives, homeowner interactions, developmental pools and silt fencing.

169

170 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
171 **Statements as of May 31, 2022**

172
173 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

174 Discussion ensued regarding an outstanding payment by Lennar, engineering billing and
175 the Stormwater Management Needs Analysis Report.

176
177 **TWELFTH ORDER OF BUSINESS** **Approval of April 19, 2022 Regular Meeting**
178 **Minutes**

179
180 Mr. Bergmoser presented the April 19, 2022 Regular Meeting Minutes. The following
181 change was made:

182 Line 195: Change "Koon" to "Kuhn"

183
184 **On MOTION by Mr. Smith and seconded by Mr. Istwan, with all in favor, the**
185 **April 19, 2022 Regular Meeting Minutes, as amended, were approved.**

186
187
188 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

189
190 **A. District Counsel: *Kutak Rock LLP***

191 Mr. Bergmoser asked if the HOA responded to the letter about the licensing agreement
192 between the CDD and the HOA for feral hog trapping. Ms. Whelan stated she has not heard
193 from them but Management's office might have. Mrs. Adams stated there was no response.

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

195 There was no report.

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

197 Mrs. Adams reported the following:

198 ➤ She informed the HOA that, in order to access the conservation area, the CDD must
199 receive the licensing agreement.

200 ➤ Regarding the "Other contractual services" line item, in the financials, there was a
201 miscoding of \$12,115.50 that should have been placed under lake bank restoration. Accounting
202 was alerted and a correction would be made.

203 Discussion ensued regarding midge flies on Lake #56, soil, lake bank restoration and sod
204 installations.

205 • **NEXT MEETING DATE: August 9, 2022 at 2:00 P.M.**

206 ○ **QUORUM CHECK**

207 The August 9, 2022 meeting was cancelled. All Supervisors confirmed their in-person
208 attendance at the next meeting, which will be held on August 30, 2022 meeting.

209

210 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

211

212 Mr. Leuschner asked how to best forward emails to his fellow Board Members without
213 violating the Sunshine Law. Mrs. Adams stated Board Members should email the information to
214 her and she will disseminate it to the others.

215

216 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

217

218 There being nothing further to discuss, the meeting adjourned.

219

220 **On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor,**
221 **the meeting adjourned at 3:10 p.m.**

222

223

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226

227

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

228
229
230
231
232
233
234

Secretary/Assistant Secretary

Chair/Vice Chair

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

10C

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2022	Regular Meeting	2:00 PM
November 8, 2022	Regular Meeting	2:00 PM
January 10, 2023	Regular Meeting	2:00 PM
April 11, 2023	Regular Meeting	2:00 PM
July 11, 2023	Regular Meeting	2:00 PM
August 8, 2023	Public Hearing & Regular Meeting	2:00 PM

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

10D



Wrathell, Hunt and Associates, LLC

TO: Sarasota National CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: August 9, 2022
SUBJECT: Status Report – Field Operations

Property Tours:

- Property tours were conducted on the following dates:
 - July 12, 2022 – Two lakes were determined to be out of compliance due to a large amount of lake bank weeds. Solitude was contacted and responded the next day.
 - August 16, 2022 – No lakes out of compliance, 4 work orders put in to treat lake bank weeds
- The next property tour will be conducted in conjunction with Solitude’s Lake tour in September.

Resident Interactions:

- 8.10.22 – Informed by homeowner on Waverly Circle about erosion around their home and the lake behind their home. Offered to source a proposal for their repairs as well as the District’s property on 8.11.22, no response.
- 8.09.22 – Homeowner on Crooked Creek Drive called with concerns about dead vegetation in the preserve behind her home. This was a result of landscapers cutting back to the property line. Verified on 8.16.22 that the trees and shrubs were greening again and not dead.
- 8.04.22 – Homeowner emailed with concerns about “invasive species” on the lake banks behind his home. I spoke with the resident on the phone later that day and provided information on the difference on invasive species and unwanted species. A work order was put in to treat the weeds on 8.5.22.
- 7.25.22 - Homeowner on Tarflower Dr. called with concerns about algae in the lake behind her home. Solitude conducted two treats the week of 7.22.22.
- 7.20.22 – Homeowner on Copperleaf Drive called with concerns about excessive weeds in the lake behind her home, Solitude treated 7.26.22.

- 7.13.22 – Homeowner on Waverly Circle requested that District Staff have the Carolina Willow removed from the wetlands/conservation area near his home due to being an invasive species. Staff informed him that in the State of Florida the Carolina Willow is a native species and could not be removed in accordance with the District’s permit.
- 7.13.22 – Homeowner on Tarflower emailed Staff requesting the weeds on the lake bank behind his home be treated. Solitude treated the weeds 7.22.22
- 7.12.22 – Littorals were planted on a portion of Lake 73 (Cozy Grove & Crooked Creek) in order to stabilize the lake bank.
- 6.27.22 - Homeowner on Spartina Dr. called about midge flies and requested Staff arrange to have the lake treated to prevent them. The final treatment in a series of three treatments will be conducted around 8.25.22.

23511 WAVERLY CIRCLE





CROOKED CREEK



COZY CROVE



ENCROACHMENT DISCUSSION



TREATMENT AESTHETICS

