

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on April 11, 2023 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
Douglas Kasl	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lindsay Whelan (via telephone)	District Counsel
Patrick Healy (via telephone)	District Engineer
James Southerland	Eco-Logics
Ean Sims	SOLitude Lake Management
Elizabeth Rock	SOLitude Lake Management
Anthony Mauri	SOLitude Lake Management
Alex Kurth	Premier Lakes, Inc.
Eric Minisso	Superior Waterways Services, Inc.
Paul Martin	Resident
Randy Kyle	Resident
Marc Goodier	Resident, Sarasota National HOA President
Jim Dunn	Resident, Sarasota National HOA Board Liaison

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Paul Martin, a member of the Sarasota National Golf Course Renovation Committee, asked if the CDD will consider working with the Committee to evaluate options and opportunities for renovating the golf course. He noted that the infrastructure is aging and some renovations might impact the CDD. Mr. Bergmoser stated the CDD has interest in anything that will impact the conservation areas, lakes, ponds, stormwater management systems, etc. He stated the District Engineer will need to review this when there are concrete plans. Mrs. Adams asked for information to be emailed to Staff in advance of projects. Mr. Martin stated the Committee is working with Universal Engineering, Environmental Consulting and Technology, Kimley-Horn, AS Alterman and Associates and Atwell LLC. Mr. Bergmoser stated the District Engineer works for Kimley Horn. He asked for Mr. Adams and Mrs. Adams to be kept informed.

Mr. Smith stated he does not want to see CDD lands lost and expressed support for maintaining as much of the wetlands and preserves as possible.

Mr. Leuschner noted much of the CDD is wetland and lakes. He suggested the Committee investigate environmental and mitigation requirements since, in some areas, it might be necessary to buy off-site acreage to mitigate wetlands filled. Mrs. Adams noted that CDD approval is required in such cases. He asked Mr. Martin to keep the CDD informed.

Mr. Healy stated his firm is advising the Committee, as applicable, to ensure that the plan developed will work. Mr. Healy does not believe a potential conflict of interest exists; however, Mr. Bill Conerly, who previously served as the District Engineer, will assume the role of District Engineer to ensure there is separation between the entities.

THIRD ORDER OF BUSINESS

Update: SOLitude Lake Management Waterway Inspection Report - February 2023

Mr. Sims presented the Waterway Inspection Report and noted the following:

- Lakes 11, 13, 23, 28a, 32, 38 and 40 were treated for shoreline weeds and/or algae.
- Lakes 48 and 66 were treated for algae.
- In other lakes and littoral shelves, the aquatic weeds and algae are well controlled.

Mr. Smith asked if the previously discussed three or four-person crew approach was implemented. Mr. Sims stated a four-person lake crew performs maintenance of littorals and the surrounding wetlands twice a month; the crew replanted littorals that could have been damaged within a matter of days. The crew assists the technician so that algae and submersed vegetation can be targeted. He stated Ms. Bailey Hill is responsible for waterway inspections.

Mrs. Adams asked Mr. Sims for a list of lakes treated and photos of the damaged littorals that were replanted when the wetlands were maintained, as it was not reported.

Mr. Smith thanked Mr. Sims for the Inspection Report and the before and after pictures. Mr. Sims stated he speaks with Mr. Willis frequently to promptly address issues as they arise.

FOURTH ORDER OF BUSINESS

**Q & A with Eco-Logics Regarding
Maintenance Activities in the CDD
Preserves**

Mr. Southerland gave an overview of the maintenance activities in the conservation areas and responded to questions. Service is generally for a duration of two weeks per quarter; residents might not see the workers because work adjacent to residential property is limited.

Mr. Adams noted that the regulatory agency reports have consistently been without issue; any deficiencies would be in the reports.

Mr. Southerland stated the scope of work includes about 200 acres. Technicians utilize backpack sprayers to treat invasive species, remove invasive trees, etc. Mr. Willis stated Eco-Logics also removed trees that were a safety issue after Hurricane Ian.

Mr. Smith asked how much is paid each year. Mrs. Adams stated the contract amount is \$156,000; over time, some wetlands will come off the list of areas for annual monitoring.

Discussion ensued regarding areas treated, areas no longer deemed in need of service, which portions of Wetlands 19 a and b are treated and monitoring event reports.

Mr. Adams stated the monitoring event reports include releases for areas that qualified for reduced intensity of maintenance over time. He receives reports from Southwest Florida Water Management District (SWFWMD) and Sarasota County.

Discussion ensued regarding vegetative material removal by the former golf course superintendent, keeping storm drains clear and Eco-Logics use of unbranded trucks.

Mr. Southerland responded to questions regarding his staff and stated the technicians do not likely know whether they are working for the golf course, the CDD, the HOA, etc.

Mr. Adams stated monitoring reports will be disseminated to the Board.

Mr. Southerland will provide a schedule of work to be performed.

FIFTH ORDER OF BUSINESS

**Continued Discussion: Wetland 46
Disturbance**

Mrs. Adams reported the following:

- A Notice of Violation was sent to the Golf Course Superintendent on January 27, 2023. Although he was aware of the issue, she wanted written documentation.
- Brett Surveying was retained to survey and stake the wetlands. The cost is approximately \$1,100.
- Environmental Consultants & Technology submitted a \$5,000 proposal to review and implement the replanting plan required by the SWFWMD; the agreement will be executed.
- An updated letter will be sent advising the new Golf Course Superintendent of the total fees the Golf Course must reimburse to the CDD.
- Due to a possible disturbance, Brett Surveying surveyed Wetlands 22 and 43; additional information will be provided when available.

Mr. Willis stated Wetland 43 is across from Wetland 46. Mr. Leuschner stated Wetland 43 is the Control Structure.

Mrs. Adams stated, if the Golf Course Superintendent caused the damage, the Golf Club will be responsible for reimbursing the CDD. Mr. Leuschner suggested sending a copy of the letter to Ms. Kelly Grabowsky

Discussion ensued regarding the expenses and scope of work related to the replanting.

Mrs. Adams stated, once the needs are determined, it might be cost-effective for the golf course to purchase plants and perform the replantings according to the plan, which could be followed up by the consultant. Current estimates total \$6,125.

Discussion ensued about the cost and locations of signs to be installed and trees cut down in Wetland 22.

SIXTH ORDER OF BUSINESS

Consideration of Award of Contract for Lake Maintenance

Ms. Rock and Mr. Mauri presented SOLitude’s proposal and responded to questions.

Midge fly treatment was discussed.

Mrs. Adams stated other midge fly treatment bids were solicited to get the best price.

Mr. Kurth presented Premier Lakes’ proposal and responded to questions.

Mr. Minisso presented Superior Waterways Services, Inc.’s proposal and responded to questions.

Mrs. Adams presented a memorandum summarizing each company’s bid. The current budget has allocated \$112,000 for lake maintenance.

On MOTION by Mr. Kasl and seconded by Mr. Smith, with all in favor, awarding the Lake Maintenance Contract to Premier Lakes, Inc., in the amount of \$86,400 for the first year and \$89,856 for the second year, was approved.

A Board Member stated his vote was based on the low bid only and lack of any additional information.

SEVENTH ORDER OF BUSINESS

Consideration of FL GIS Solutions, LLC, Professional Services Agreement

Mrs. Adams presented the FL GIS Solution, LLC, Professional Services Agreement. Staff discussed use of GIS technology in other CDDs and responded to questions.

Discussion ensued regarding GIS mapping the CDD, ease of use, data to be provided, integration with the Property Appraiser’s website, technical aspects and the value of the data.

On MOTION by Mr. Leuschner and seconded by Mr. Bergmoser, with Mr. Leuschner, Mr. Bergmoser, Mr. Istwan and Mr. Kasl in favor and Mr. Smith dissenting, the FL GIS Solutions, LLC, Professional Services Agreement, in the amount of \$14,000, was approved. [Motion passed 4-1]

A Board Member suggested posting a large map of the community in a common area to enhance the visibility of the CDD.

Mr. Smith stated while he dissented, he thinks the mapping will increase transparency.

Discussion ensued regarding funding Phase 1 in Fiscal Year 2023, using fund balance for Phase 2 and savings with the lake management contract.

Mr. Willis will email a GIS software tutorial to the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented the proposed Fiscal Year 2024 budget. He discussed the inclusion of Phase 2 for the GIS mapping project, changes to “Other contractual services” and the reduction of the Eco-Logics contract.

The following changes were made to the proposed Fiscal Year 2024 budget:

Page 4, “Other contractual services, Lake Maint”: Decrease “112,000” to “90,000”

Page 4, “Other contractual services, Midge Fly”: Decrease “40,000” to “37,500”

Page 4, “Other contractual services, Pres/Littoral”: Increase “180,000” to “203,000”

Page 4, “Other contractual services, Total”: Decrease “332,000” to “330,500”

Mr. Adams stated, with those adjustments, the per-unit Operation & Maintenance (O&M) portion of the proposed Fiscal Year 2024 assessment will be \$315.12, as compared to \$321.64. He noted the benefit of staying at or below the Fiscal Year 2023 assessment level and suggested keeping assessments flat, at \$321.64, to build fund balance, fund midge fly treatments or build contingencies. This would put the CDD in a position to end Fiscal Year 2024 with \$274,896 in Fund balance. The goal is typically to have a minimum of 25% of the annual budget amount in reserves to address the working capital needs during the first three months

of the fiscal year, as revenues the property tax bills is not usually received until December. He discussed building working capital to avoid a loan or utilizing a line of credit to bridge the gap.

A Board Member suggested adding littoral plantings to Lakes 35, 36, 37 and 38.

The consensus was to keep the O&M portion of the assessments at \$321.64. Mr. Adams stated he will likely increase the “Lake bank erosion repair” line item accordingly.

Discussion ensued regarding the possibility that residents are adding plants, permissible plantings and increasing resident demand for littoral plantings.

Mrs. Adams stated littorals will be installed in phases based on priority order and budget. Mr. Willis stated the primary purposes of littorals is to improve water quality, preserve lake banks and provide wildlife habitat.

A Board Member expressed support for prioritizing for littoral planting lakes.

Mr. Willis will compile a priority list and tour with the aquatics management company.

A Board Member suggested communicating this to the wider community, developing a strategy for transparency and welcoming input.

Asked if there is a statutory limit to how much fund balance can be reserved, Mr. Adams stated, while there is not, it must be responsible and justifiable.

Mr. Adams stated \$29,600 will be budgeted for lake bank erosion repairs and littoral plantings, which will keep the assessment level flat, year over year.

Resident Randy Kyle voiced his opinion that, if guidance is given about shoreline plantings, residents would be happy to install their own plants. Mr. Adams stated, if residents want to help, they can adjust their sprinklers to pass over the littoral plants. Mr. Willis stated residents cannot perform work on CDD property due to liability and wildlife concerns.

Mr. Bergmoser presented Resolution 2023-03.

On MOTION by Mr. Kasl and seconded by Mr. Istwan, with all in favor, Resolution 2023-03, Approving Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

Discussion ensued regarding the Fiscal Year 2023/2024 Meeting Schedule.

Regarding why extra meetings are included for Fiscal Year 2024, Mr. Adams stated advertising an annual meeting schedule allows for flexibility and; generally, some meetings are canceled. The motion was amended, as follows, to include the Public Hearing date, time and location:

On MOTION by Mr. Kasl and seconded by Mr. Istwan, with all in favor, Resolution 2023-03, Approving Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 11, 2023 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Discussion ensued regarding increasing the frequency of meetings and meeting cancellations following the hurricane.

Mr. Adams stated additional meetings can be scheduled, if necessary.

The following will be inserted into the Fiscal Year 2023/2024 Meeting Schedule:

DATES: October 10, 2023, November 14, 2023, January 9, 2024, April 12, 2024, July 11, 2024, and August 9, 2024

TIME: 2:00 PM

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

Mrs. Adams presented Resolution 2023-04.

On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as specified, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Discussion: Landscape Maintenance Services of CDD Property

Mr. Smith stated that, at a recent HOA meeting, pickleball courts were voted on and approved. He believes the cost is \$60,000 to \$80,000. He thinks there is enough land behind the existing pickleball courts to add courts, in addition to removing some of the tennis courts. He believes the question was that no assessments will be imposed on homeowners and that Juniper will reduce the level of lawn maintenance on some CDD property. A Board Member noted that referred to Wetland 42.

Mr. Adams stated the discussion related to repurposing financial resources.

Mr. Smith stated the HOA did not want to impose additional HOA fees on homeowners, in addition to the hurricane damage, but instead wants to reduce Juniper’s landscaping services. A Board Member expressed concern that the area will become overgrown and residents will complain to the CDD. A Board Member stated it raises the question of the overlap between the HOA and the CDD.

Mr. Willis stated that, as landscape providers started cutting a path, they moved around trees rather than cut tree limbs, which can make people feel like they are losing their backyards when, in reality, the landscaper should cut the tree limbs to the property line. In such instances, he educates residents about their responsibilities and encourages them to call the HOA.

Discussion ensued regarding tree trimming budgeted by the HOA.

Mr. Willis stated, per Florida tree laws, residents can trim trees to their property line; a tree might be in the CDD’s conservation area but the CDD cannot trim on private property.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Discussion ensued regarding FDIC insurance on the funds in the CDD’s accounts.

Mr. Adams discussed the balance sheet and the features and benefits of a Cash Sweep account with FineMark Bank.

Discussion ensued regarding off-roll assessment revenues.

Mr. Adams will research the matter and email the Board regarding the outcome.

On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, authorizing Staff to open a \$250,000 Cash Sweep Account with FineMark Bank, was approved.

TWELFTH ORDER OF BUSINESS

Approval of January 10, 2023 Regular Meeting Minutes

Mr. Bergmoser presented the January 10, 2023 Regular Meeting Minutes. The following changes were made:

Lines 142, 150 and throughout: Change “Grabowski” to “Grabowsky”

Line 150 and throughout: Change “Ernhardt” to “Erhardt”

Line 154: Change “Hanover” to “Smith”

On MOTION by Mr. Smith and seconded by Mr. Bergmoser, with all in favor, the January 10, 2023 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Whelan stated the legislative session is underway. A full report of any relevant changes or implementations of new law will be provided.

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

There was no report.

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

- **NEXT MEETING DATE: July 11, 2023 at 2:00 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their in-person attendance at the July 11, 2023 meeting.

D. Operations Manager: *Wrathell, Hunt and Associates, LLC*

The April Field Operations Report was included for informational purposes.

Mr. Willis reported the following:

- “Conservation – Please Do Not Enter” signs were installed in conservation areas Area 46 and Area 43, which were the disturbed areas.
- A resident’s concern about downspouts causing erosion on Waverly Circle were addressed.

FOURTEENTH ORDER OF BUSINESS

Supervisors’ Requests

- A. Discussion: Interaction with the Sarasota National HOA Board**
- B. Discussion: District Map**
- C. Discussion: Newsletter**
- D. Discussion: 20-Year Storm Water Needs Analysis Report**
- E. Discussion/Consideration of Additional Board Meetings**

Mr. Kasl stated that several of his items were discussed during the meeting. He volunteered and was appointed to serve as the CDD liaison to the HOA.

Resident Marc Goodier, President of the Sarasota National HOA, stated HOA Board Member Jim Dunn will be an external HOA liaison to the CDD and the Condo Association.

Mrs. Adams discussed the procedures for the newsletter. Once approved by the CDD, the HOA will e-blast the newsletter to residents and it will be posted on the website.

Mr. Kasl discussed the need to share CDD information with residents. Mr. Adams stated he will forward his informational PowerPoint presentation for residents.

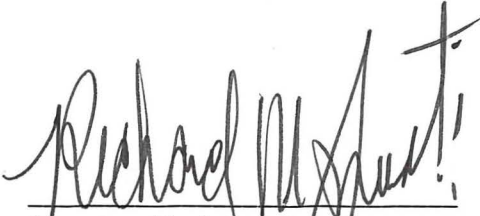
Mr. Goodier stated the HOA welcomes contributions to its communications.

Mr. Adams discussed the 20-Year Storm Water Needs Analysis Report.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor, the meeting adjourned at 4:19 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair