

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on August 8, 2023 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

**Present were:**

|                             |                     |
|-----------------------------|---------------------|
| Carlton (Cary) Leuschner    | Vice Chair          |
| John Istwan (via telephone) | 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              |
| Bill Conerly (via telephone)   | District Engineer             |
| Alex Kurth (via telephone)     | Premier Lakes, Inc. (Premier) |
| Ken Switzer                    | Resident/HOA Board President  |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Resident and HOA Board President Ken Switzer asked to defer his comments until the Fifth Order of Business.

**THIRD ORDER OF BUSINESS**

**Update: Premier Lakes, Inc. (Alex Kurth)**

Mr. Kurth reported the following:

- Significant progress in reducing the unwanted vegetation is being made as work on controlling torpedo grass and weeds continues, although water levels are extremely low and have risen only slightly.
- Treatments for submersed weeds on the east side are doing very well and continue to be monitored. Algae growth on the west side will be treated within the next two weeks.
- Lake 4 was treated for midge flies last week in response to a complaint; the follow-up treatment is scheduled for early September.

In response to questions about the treatment process and fish kills, Mr. Kurth stated that, due to the new formulation, the manufacturer advised to initiate a two-part series of treatments, instead of multiple series of treatments; there are no further fish kill reports.

Mrs. Adams asked about the list of prioritized areas for littoral planting. Mr. Kurth stated he will have it for the next meeting.

Mr. Kasl asked for a copy of the work schedules for Premier and EcoLOGIC Environmental Services (EcoLOGIC). Mrs. Adams noted EcoLOGIC's next monitoring event is scheduled for September; their crews wear company shirts. She will re-send the schedule. Mr. Willis stated that the technicians assess the lakes weekly.

- **Continued Discussion: Midge Fly Mitigation**
  - **Continued Use of Larvicide on District Lakes**
  - **Fish Stocking**
    - **Consideration of Proposal for Lake 56**

**This item, previously the Sixth Order of Business, was presented out of order.**

Mr. Kurth reviewed the midge fly mitigation treatment process. He presented a revised One-time Work Order Agreement to stock Lake 56 with Channel catfish and Bluegill/Shellcracker mix, instead of just catfish.

Discussion ensued regarding fish reproduction, results after two years, stocking Kozy Kove pond, determining the number of fish needed per lake to be successful, natural predation, continuing midge fly treatments, budgeting and preference to stock when the lakes are not stressed, during cooler water temperatures.

Mr. Kurth stated they will continue monitoring the lakes and provide a recommendation when it is safe to commence stocking.

Mr. Leuschner suggested including this information in the next newsletter.

**On MOTION by Mr. Smith and seconded by Mr. Leuschner, with all in favor, the Premier Lakes One-Time Work Order Agreement for stocking 5,500 Channel Catfish and 5,500 Bluegill/Shellcracker mix in Lake 56, in a not-to-exceed amount of \$11,950, in the fall when water temperatures are cooler, was approved.**

**FOURTH ORDER OF BUSINESS**

**Continued Discussion: Management and Maintenance Agreement with HOA**

- **Sidewalk Damage Location**

Ms. Whelan recommended the District Engineer or Field Team inspect and determine the location of the damage sidewalk to determine which party is responsible for the repairs. Title research proved conveyance from the Developer to the HOA occurred in 2013 and from the HOA to the CDD in 2015; the Bill of Sale could not be located and they opined, based on the tract, that the CDD owns the sidewalk. As the Agreement with the HOA was not executed or recorded, the CDD options are to initiate a Maintenance Program or execute the Management and Maintenance Agreement with the HOA.

Mr. Switzer discussed the HOA’s recent action approving repair of all damaged sidewalks in front of residential properties and in common areas. He asked for the location of the sidewalk in question to research if it is already included in the estimate and for a copy of the Management Agreement for the HOA’s legal counsel to review it.

Ms. Whelan responded to questions about the Management and Maintenance Services Agreement broadly defining “regular” inspections.

The following changes were made:

Page 4, Section 4, Second Line: Delete first “renewed”

Page 7, Signature Line: Change “Natinal” to “National”

Page 8, Exhibit A, Second to last bullet, First Line: Insert “East” after “Venice”

Page 8, Exhibit A, Last bullet, First Line: Insert "All" before "Sidewalks"

This item will remain on the agenda.

**On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor, the Infrastructure Management and Maintenance Services Agreement with the Master HOA, as amended, was approved.**

**FIFTH ORDER OF BUSINESS**

**Discussion: Demand Letter to Sarasota National Golf Club for Reimbursement of Fees and Expenses Regarding Unauthorized Removal of Wetland Vegetation Located in Wetlands 43 and 46**

Mr. Switzer apologized for the Golf Club's actions causing damage to CDD property and stated that, with the intent of improving communication with the CDD, the HOA appointed a liaison to the CDD in case of his absence at CDD meetings. He acknowledged the materials Mrs. Adams provided were thorough and asked why the HOA is being billed for surveys. Mr. Willis and Mrs. Adams stated that surveying the property is typical in order to assess where the damage occurred. It is within the preserve or the golf course property. It was noted that the HOA is not being charged to replace the signs that were destroyed.

Mr. Smith asked if ICON Management Services, Inc. (ICON) is culpable for destroying the native plants and if the HOA can push the costs to them. Ms. Whelan stated that the CDD will hold the HOA accountable; the HOA will have to research whether it can hold ICON liable.

Mr. Leuschner stated that it was confirmed that the action taken was taken solely by the Golf Course Superintendent and suggested, as a resident not a Board Member, that the HOA push the costs onto ICON. Mrs. Adams stated she omitted the cost of replanting in case they want the golf course staff to do it to save money. Ms. Whelan is preparing an Agreement for the HOA. The Environmental Consultant is preparing the Restoration Plan, at a cost of approximately \$7,000, which is included in the invoices totaling \$9,800 that were already submitted but it excludes the cost of plant materials, installation or possibly monitoring.

A Board Member noted these actions resulted in seeing rooftops and hearing pickleball noise behind his residence.

Regarding expectation of reimbursement, Mr. Switzer stated he will convey these discussions at the August 31, 2023 HOA meeting. He asked Mrs. Adams to provide costs for the other outstanding items.

It was noted that State Regulation policies require the CDD to leave hurricane-damaged areas in the conservation area in its natural state, as well as any fallen trees on CDD property.

Mr. Switzer asked for a hard copy of the CDD map. Mr. Willis and Mrs. Adams provided a timeline of when the HOA was notified of the incident, which spanned two months without any results and resulted in getting District Counsel involved. Mr. Switzer stated he will meet with the Golf Course Superintendent to discuss these issues and prevent any in the future.

The item will remain on the agenda.

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Midge Fly Mitigation**

- **Continued Use of Larvicide on District Lakes**
- **Fish Stocking**
  - **Consideration of Proposal for Lake 56**

This item was presented following the Third Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2023**

Mrs. Adams presented the Unaudited Financial Statements and the Financial Highlights Report as of June 30, 2023.

The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of July 11, 2023 Public Hearing and Regular Meeting Minutes**

The following changes were made:

Line 55: Change "A Board Member" to "Mr. Smith"

Line 274: Change "Istwan" to "Smith"

Line 275: Change "Smith" to "Istwan"

**On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, the July 11, 2023 Public Hearing and Regular Meeting Minutes, as amended, 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.**

A Board Member asked if there is a conflict of interest if the HOA's Architect engages Kimley Horn for the Golf Course redesign project. Ms. Whelan replied no and voiced her opinion that it might be beneficial, as it will allow some efficiencies in terms of communication between the two entities.

Mr. Bill Conerly noted his attendance in Mr. Healy's absence due to a scheduling conflict. There was nothing to report. He agreed with the information about the sidewalk discussions.

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

- **NEXT MEETING DATE: October 10, 2023 at 2:00 P.M.**

- **QUORUM CHECK**

Supervisors Istwan, Kasl and Leuschner confirmed their in-person attendance at the October 10, 2023 meeting. Supervisor Smith will attend via telephone.

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

The August Field Operations Report was included for informational purposes.

As noted in the Operations Report, Mr. Willis had several conversations with the Canterwood Way resident and the HOA about how to address the lake bank erosion issues and that any CDD repairs will not be effective until the resident installs downspout drains.

**TENTH ORDER OF BUSINESS****Supervisors' Requests: Supervisor Kasl**

Mr. Kasl asked about the GIS mapping program. Mrs. Adams stated she emailed the link and the program is already on the CDD website.

- **Discussion: Update from the HOA**

Mr. Kasl asked who would approve altering the intakes since the HOA has water rights for the lakes that the CDD manages. Mr. Adams stated that the HOA would have to go through the permit process, which will require involving the CDD. Mr. Conerly stated the permit process will require approval from the Southwest Florida Water Management District (SWFWMD). He explained there are two different issues, the County providing reclaimed metered water and the SWFWMD water use permit that allows harvesting stormwater. He will convey this to Mr. Healy for further discussion at the next meeting. Mr. Switzer stated that the Golf Course renovation project does not intend to touch any of the CDD's ponds or preserves but, if that changes, the CDD will be notified well in advance.

Mr. Kasl stated several emails were received about the pumps being turned off in the summer. Mr. Conerly recalled that the design of the reclaimed storage ponds requires maintaining a certain volume of water for irrigation and to avoid the liner from popping up.

- **Discussion: Draft Newsletter**

Mr. Kasl stated he would like to discuss the GIS program, with Mr. Willis, and make additional updates to the newsletter before it is distributed. Mrs. Adams asked him to email the final version to her to incorporate on the CDD's letterhead before it is e-blasted to residents.

Board Members provided edits to the newsletter to Mrs. Adams to incorporate and were advised to submit future edits to Management. This item will remain an agenda item for the Board's final review prior to forwarding to the residents.

## **ELEVENTH ORDER OF BUSINESS**

## **Adjournment**

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| <p><b>On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:38 p.m.</b></p> |
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Secretary/Assistant Secretary



Chair/Vice Chair