

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on January 9, 2024 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:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lindsey Whelan (via telephone)	District Counsel
Bill Conerly	District Engineer
Patrick Healy	Kimley-Horn and Associates, Inc.
Bill Kurth	Premier Lakes, Inc. (Premier)
Alex Kurth	Premier Lakes, Inc. (Premier)
Sally Krause	Resident
Jim Dunn	Resident, Sarasota National HOA Board Liaison

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Bergmoser 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]**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

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

- **Inspection Report [East Lakes]**

Mr. Bill Kurth presented the Lake Report for the East Lakes and noted the following:

- The “East” property was inspected and no signs of torpedo grass were reported, which is a significant difference from six months ago.
- Regrowth of marine naiad after treatment is minimal.
- Regarding the downed tree in Lake 11, only the downed part of the tree is laying over the littorals. Mrs. Adams will contact the HOA about removing the entire tree.

A Board Member asked Mr. Willis if he received a resident complaint about the grass in Lake 50 choking off the wetlands. Mr. Willis stated that nothing needed to be done to the area; he advised the resident that those are littoral plants.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal Options for Littoral Plantings**

Mr. Bergmoser noted that the Eco-Logic Services and EarthBalance proposals for littoral plantings belong behind the Sixth Order of Business.

Mr. Bill Kurth presented proposals for additional littoral plantings in the west section, ranging from 30%, 50% and 100% of the shoreline. These are areas in need of enhancement or devoid of littorals for the sole purposes of erosion control, wildlife utilization and nutrient abatement. The Board should factor this into the budget, noting that some enhancements will be needed in other lakes and a few of the east side lakes.

Discussion ensued about Developers typically not installing more than the County’s minimum littoral requirement. Plant choice, suggestions to initiate an annual program, budgeting and deciding between the 30% and 50% proposal, were discussed.

**On MOTION by Mr. Leuschner and seconded by Mr. Kasl, with all in favor, the Premier Lakes One-Time Work Order Agreement for 30% linear foot coverage of littoral plantings per lake, in a not-to-exceed amount of \$11,267, to commence during the rainy season, was approved.**

**FIFTH ORDER OF BUSINESS**

**Discussion/Update: Golf Course Improvements**

Resident Sally Krause distributed the Architect’s Schematic Design Option-2 and Option-4 for refurbishing the Sarasota National Golf Course. The “striped area” is where the Architect

added additional water for stormwater drain off, in lieu of eliminating the aqua range, which resulted from what the membership surveys and focus groups wanted.

Mr. Healy, the Civil Engineer on the project, stated that, for this to become a reality, it requires a partnership with the CDD and a lot of engineering work. The affected areas include Lake 76, the driving range, and modifications to Lakes 33, 37 and 38, not the wetland areas. It also requires approval from the County and the Southwest Florida Water Manager District (SWFWMD) to modify the existing permits.

Mr. Kasl voiced his concern that the CDD's involvement with the Golf Course might create a community division with lake adjacent residents. Ms. Krause stated that the golf side residents would be incurring project costs. Mr. Conerly stated that the CDD's involvement is required because it owns and operates the stormwater management system. Mr. Adams stated that, in other CDDs that he manages, it is typical for the Country Club to reconfigure the golf course and swap lands; it is always funded by the Golf Club.

Ms. Krause and Mr. Henly responded to questions, noting that the community will vote on the option. There is no estimated price until cooperation from the CDD is confirmed. The project is planned for 2027 and any changes to the irrigation system might necessitate installing an additional pump station, at no cost to the CDD.

**On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with Mr. Bergmoser, Mr. Istwan, Mr. Leuschner and Mr. Kasl in favor and Mr. Smith dissenting, authorizing Staff to continue gathering information and conducting planning activities, was approved. [Motion passed 4-1]**

**SIXTH ORDER OF BUSINESS**

**Continued Discussion/Update: License Agreement with Sarasota National Master Homeowners Association, Inc. Regarding Wetland Repairs Located in Wetlands 43 and 46**

Mrs. Adams stated that the Sarasota National Masters Homeowners Association, Inc., submitted the revised License Agreement, which was prepared after the 60-day deadline to complete the wetland repair projects at Wetlands 43 and 46 expired.

Mr. Bergmoser stated that the CDD obtained the Eco-Logic Services and EarthBalance proposals, located behind the Sixth Order of Business, since the HOA did not complete the work by the 60-day deadline.

Mr. Willis distributed and presented the Premier Lakes proposal that was inadvertently omitted from the agenda. All vendors were sent the same scope of services.

A Board Member voiced his issue with Eco-Logic, although they are the lowest bidder.

Board Members discussed contract terms, vendor preference, the License Agreement being void and the Golf Club reimbursing the CDD.

In response to a question, Mr. Alex Kurth agreed to match EarthBalance’s bid. A revised proposal will be emailed to the Board.

**On MOTION by Mr. Smith and seconded by Mr. Leuschner, with all in favor, the Premier Lakes Proposal for Wetland Restoration Planting in Wetlands 43 and 46, as amended, in a not-to-exceed amount of \$10,250, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion/Update:  
Infrastructure Management and  
Maintenance Services Agreement with the  
HOA**

Ms. Whelan recommended approval of the revised Infrastructure Management and Maintenance Services Agreement with the HOA, with the exception of HOA Counsel’s changes in the indemnification clause in Section 6, as it needs refinement.

**On MOTION by Mr. Bergmoser and seconded by Mr. Leuschner, with all in favor, the Infrastructure Management and Maintenance Services Agreement, subject to Ms. Whelan working with the HOA’s Attorney to refine the indemnification language in Section 6, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration: Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of**

**the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Bergmoser presented Resolution 2024-01 and read the title. Seats 2 and 3, currently held by Mr. Smith and Mr. Istwan, respectively, will be up for election at the November 2024 General Election.

**On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

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

Pointing out there are no off-roll assessments, Mr. Adams noted that all the lands are platted. WCI owns the vacant land on the south end, which does not receive any benefit and is not assessed, as it is undevelopable because WCI maxed out its unit capacity; WCI would have to go through the zoning process for it to become developable.

Regarding maintenance responsibilities, Mr. Conerly stated that any issues associated with maintenance of the property should be directed to the County, since the land does not receive any benefit from the Capital Improvement Plan (CIP). The CDD maintains the tortoise preserve.

Regarding the criteria used to designate the amount for unassigned fund balance, Mr. Adams stated it would typically be 25% of the annual budget, at minimum. Mr. Bergmoser suggested keeping six months of expenses in unassigned fund balance to address inflation and build contingencies.

The financials were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of October 10, 2023 Regular Meeting Minutes**

The following change was made:

Line 143: Change “A Board Member” to “Mr. Smith “

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

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Whelan stated that Management's office will email information her office provided regarding completing the required ethics training, which went into effect January 1, 2024; it includes a link to free webinar classes. Completion of the requirement must be reported on Form 1 when it is filed in July, 2025. Financial Disclosure Form 6 does not apply to CDD Board Members.

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

There was no report.

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

- **NEXT MEETING DATE: April 9, 2024 at 2:00 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 9, 2024 meeting.

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

The January Field Operations Report was included for informational purposes.

Mr. Smith asked Mr. Healy about EarthBalance Phase 10 maintenance. Mr. Healy stated that Conservation Phase 10 is on the south side of the development; Manasota Beach Road is the northern boundary. Mrs. Adams stated that a map of that location was emailed to the Board.

Asked if extending Manasota Beach Road east will ever come to fruition, it was noted that a presentation is being held Wednesday at the library. Mr. Conerly stated he heard that Mr. Mattamy is looking at property further to the south that does not align with Sarasota National. The intent eventually is to connect Englewood Road to River Road. He gave an overview of various upcoming roadway projects outside the CDD.

**TWELFTH ORDER OF BUSINESS****Supervisors' Requests**

- **Supervisor Kasl**

Mr. Kasl's emails about the following were included for informational purposes:

- **Discussion: Ownership of Parcels Within the CDD Boundaries**
- **Additional Questions/Discussion Items**

Mr. Kasl suggests developing a CDD profile about the property, outlining CDD assets and contracts for Board Members to refer to, which he believes will be beneficial to all Supervisors, not just the newly appointed Supervisors. Mr. Bergmoser stated his preference for Board Members to obtain information by attending CDD meetings, directing questions to Staff and familiarizing themselves with the information posted on the CDD website. Mrs. Adams stated that any information a Board Member has can be shared with other Board Members in a CDD meeting. Regarding emails to Mr. Healy becoming public record, Mrs. Adams stated that the District Manager should be copied on all CDD-related emails.

Mr. Kasl asked when Phase II of the GIS will be completed. Mrs. Adams stated she will ask the vendor and email an update.

Mr. Kasl asked if the County is supposed to contact CDDs regarding roadways. Mr. Conerly discussed the County's criteria related to issuing notices to adjacent property owners.

- **Supervisor Smith**
  - **Discussion: Future Golf Course Designs at Lake 76**

Mr. Smith stated that Ms. Krause answered his questions earlier in the meeting.

**THIRTEENTH ORDER OF BUSINESS**

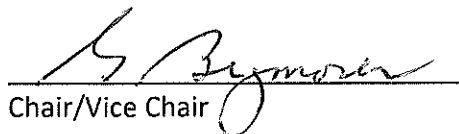
**Adjournment**

**On MOTION by Mr. Istwan and seconded by Mr. Bergmoser, with all in favor, the meeting adjourned at 3:28 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair