

SARASOTA NATIONAL

**COMMUNITY DEVELOPMENT
DISTRICT**

April 9, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

April 2, 2024

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 Regular Meeting on April 9, 2024 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. Update: Premier Lakes, Inc. (*Alex Kurth*)
 - Inspection Report [West Lakes]
4. Update: Ethics Training Requirements and Form 1 Requirements
5. Supervisor Kasl's Discussion Topics/Requests
 - Authorization: Expend CDD Funds to Pursue Certain Community Historical Timeline, Development/Zoning Entitlements Information and "What-If" Investigations
 - Ownership of Parcels Within the CDD Boundaries
 - CDD Acreage
 - Irrigation
 - Additional Questions/Discussion Items
6. Consideration of Resolution 2024-02, Approving Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

- 7. Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
- 8. Discussion/Update: Operating Funds Investment Options
- 9. Acceptance of Unaudited Financial Statements as of February 29, 2024
- 10. Approval of January 9, 2024 Regular Meeting Minutes
- 11. 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: July 9, 2024 at 2:00 PM

- QUORUM CHECK


| | | | | |
|--------|--------------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | CARLTON (CARY) LEUSCHNER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | RICHARD (DICK) SMITH | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | JOHN ISTWAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | DOUGLAS KASL | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | GERALD BERGMOSER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

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

- 12. Supervisors' Requests
- 13. Adjournment

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: 709 724 7992

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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Inspection Date: 3/27/2024

Prepared for:
Sarasota National CDD
"West Lakes"

Prepared by: Alex Kurth, President

PremierLakesFL.com 844-Lakes-FL (525-3735)

Sarasota National CDD

West Lakes



Lake 8

Comments:

Lake is in great condition. Good amount of new arrowhead sprouting on exposed banks.



Action Required:

Routine Maintenance

Target

Lake 10

Comments:

Lake is in great condition. New arrowhead and spikerush sprouting.



Action Required:

Routine Maintenance

Target

Lake 7

Comments:

Lake looks good. Minor torpedo grass in littorals



Action Required:

Routine Maintenance

Target

Torpedo Grass

Lake 4

Comments:

Lake is in good condition. Minor Pennywort and torpedo grass in littorals. Minor algae noted as well but appears to have been treated.

Action Required:

Routine Maintenance and monitor algae

Target

Pennywort and Torpedo Grass



Lake 6

Comments:

Lake is in great condition. Recently treated for planktonic complaint. No significant plankton noted on inspection.

Action Required:

Routine Maintenance

Target



Lake 4A

Comments:

Lake is in good condition. Minor torpedo grass in littorals.

Action Required:

Routine Maintenance

Target

Torpedo Grass



Lake 2

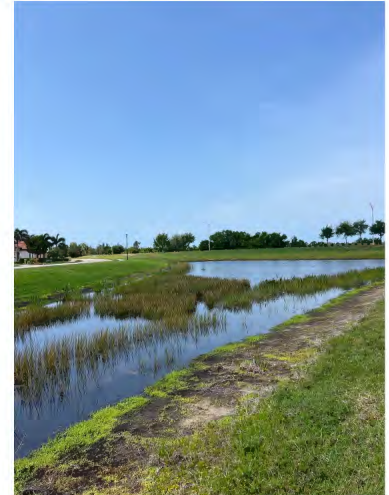
Comments:

Lake is in great condition. Grass clippings observed in lake.

Action Required:

Routine Maintenance

Target



Lake 13

Comments:

Lake is in good condition. Tremendous amount of new arrowhead. Minor Torpedo Grass and Pennywort noted in littorals.

Action Required:

Routine Maintenance

Target

Torpedo Grass and Pennywort



Lake 14

Comments:

Lake is in great condition. Recent grass treatment noted.

Action Required:

Routine Maintenance

Target



Lake 15

Comments:

Lake is in great condition. Pickerelweed is very healthy and blooming incredibly well.

Action Required:

Routine Maintenance

Target



Lake 16

Comments:

Lake is in good condition. Minor Torpedo Grass in littorals. A lot of new arrowhead

Action Required:

Routine Maintenance

Target

Torpedo Grass



Lake 12

Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

Target



Lake 9

Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

Target



Lake 50

Comments:

Lake is in okay condition. Minor algae and significant Pennywort in littorals.

Action Required:

Selective treatment in littorals.

Target

Algae and Pennywort



Lake 49

Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

Target



Lake 51

Comments:

Lake is in great condition.



Action Required:

Routine Maintenance

Target

Lake 52

Comments:

Lake is in good condition. Minor algae and Chara around plants.



Action Required:

Routine Maintenance

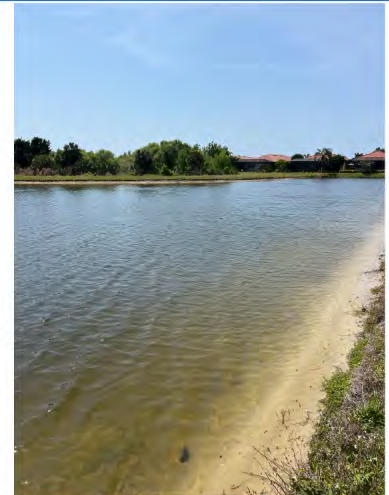
Target

Algae and Chara

Lake 42

Comments:

Lake is in great condition.



Action Required:

Routine Maintenance

Target

Algae and Chara

Lake 53

Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

Target



Lake 56

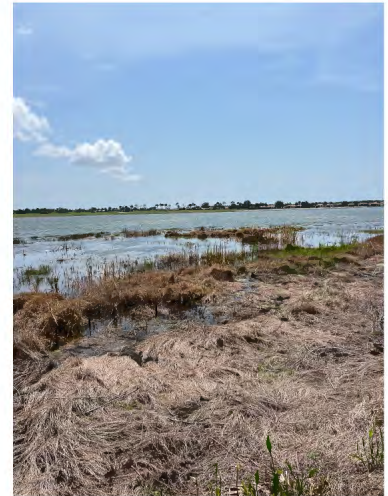
Comments:

Lake is in good condition. Large amount of dead treated Torpedo Grass on littoral shelf.

Action Required:

Routine Maintenance

Target



Lake 54

Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

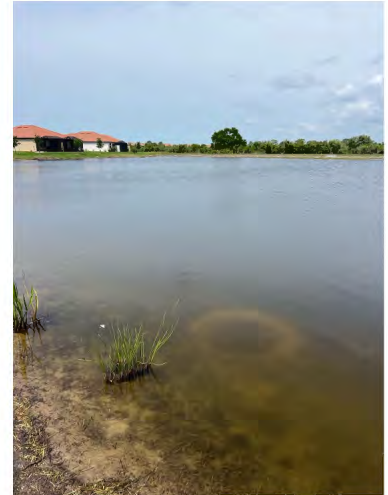
Target



Lake 55

Comments:

Lake is in great condition.



Action Required:

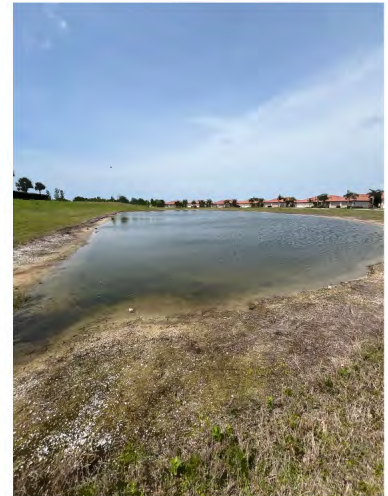
Routine Maintenance

Target

Lake 74

Comments:

Lake is in great condition.



Action Required:

Routine Maintenance

Target

Lake 65

Comments:

Lake is in good condition. Minor Red Planktonic Algae bloom observed.



Action Required:

Routine Maintenance

Target

Red Planktonic Algae

Lake 66

Comments:

Lake is in good condition. Minor torpedo grass in littorals. Recent grass and algae treatment noted.



Action Required:

Routine Maintenance

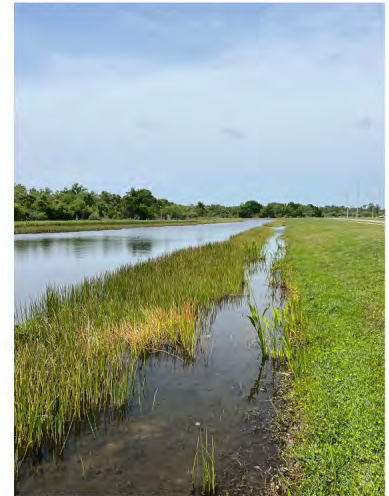
Target

Torpedo Grass

Lake 67

Comments:

Lake is in good condition. Minor algae in littorals. Recent grass and algae treatment noted.



Action Required:

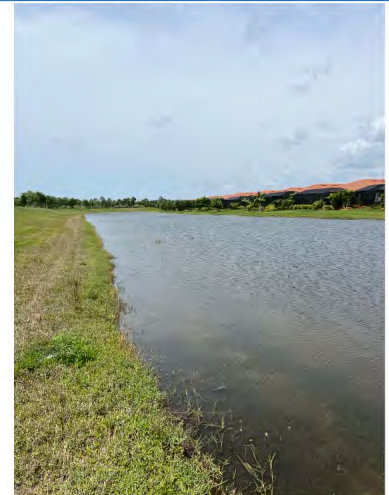
Routine Maintenance

Target

Lake 69

Comments:

Lake is in great condition.



Action Required:

Routine Maintenance

Target

Lake 70

Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

Target



Lake 71

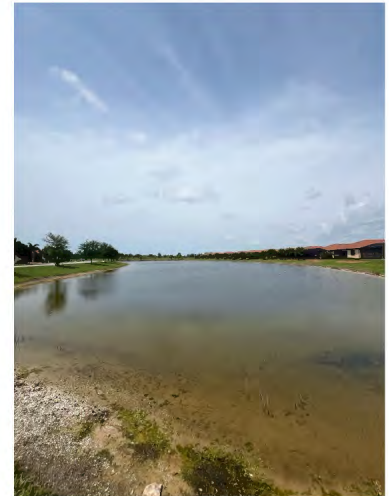
Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

Target



Lake 72

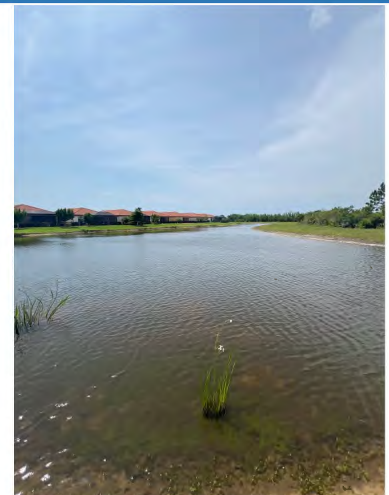
Comments:

Lake is in great condition. Minor Baby Tears starting to grow but not ready for treatment.

Action Required:

Routine Maintenance

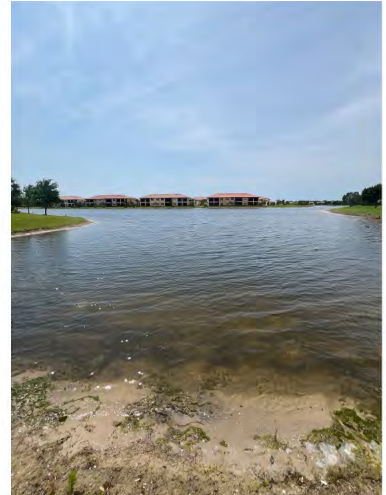
Target



Lake 73

Comments:

Lake is in great condition.



Action Required:

Routine Maintenance

Target

Lake 43

Comments:

Lake is in good condition. Recent open area treatment observed. Torpedo Grass and Pennywort in littoral plants.



Action Required:

Routine Maintenance

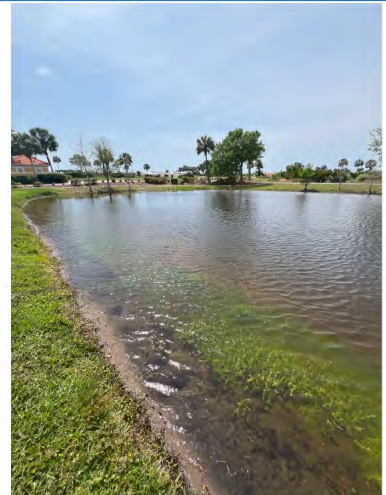
Target

Torpedo Grass and Pennywort

Lake 78

Comments:

Lake is in great condition.



Action Required:

Routine Maintenance

Target

Lake 57

Comments:

Lake is in okay condition. Minor torpedo Grass and broadleaf weeds present.

Action Required:

Routine Maintenance.

Target

Torpedo Grass and broadleaf weeds.



Lake 24

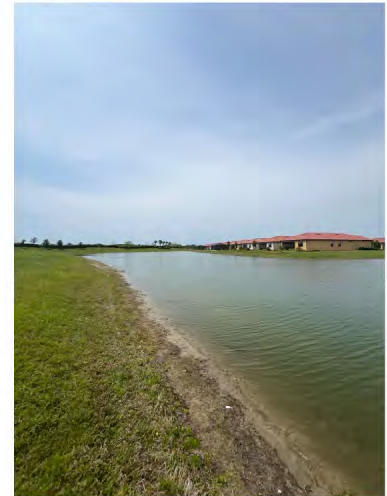
Comments:

Lake is in great condition.

Action Required:

Routine Maintenance

Target



Lake 57

Comments:

Action Required:

Target

Summary

SUMMARY COMMENTS:

This month's inspection focused on the west section of lakes. Torpedo Grass and broadleaf weeds are extremely minimal. The few lakes where I observed and noted these weeds were a couple of small hot spots in littoral plants where minor selective treatments are required.

Over the past 30 days, our technician has noted a significant increase in algae growth. This is expected this time of year as the days become longer and the temperatures begin to warm. Treatments have been successful overall, but there is some remaining remnants around littoral plants where we need to be more careful and selective with our treatments to avoid collateral damage. We will continue to monitor algae growth moving into summer.

There is no significant submersed vegetation on any of the western lakes. There is new growth of baby tears in two lakes that we will continue to monitor and treat when appropriate. If water levels continue to drop, they may become exposed on the dry banks.

Overall, the western lakes are in excellent condition. I am extremely pleased with the quality of work our technician is providing. There is very minimal invasive shoreline weeds, continuous successful algae treatments, and no significant submersed vegetation. Additionally, I observed a significant amount of new growth of beneficial littoral plants in areas where they were previously minimized. Ideally, if we have a normal rainy season, we should have a significant increase of littoral plants.

The next inspection report will be: June 2024

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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MEMORANDUM

To: Board of Supervisors
From: District Counsel
Date: January 1, 2024
Subject: Ethics Training Requirements

Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

Free Training Options

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).¹ Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

¹ <https://ethics.state.fl.us/Training/Training.aspx>

Free Ethics Law Training

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)

Click here: [Kinetic Ethics](#)

Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction

Click here: [Business and Employment Conflicts](#)

Gifts (50 minutes)

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

Voting Conflicts - Local Officers (58 minutes)¹

Click here: [Voting Vertigo](#)

Free Sunshine/Public Records Law Training

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

Other Training Options

4- Hour Course

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

CLE Course

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

| Organization | Suborganization | Title |
|--------------|-----------------|--------|
| SAMPLE | SAMPLE | SAMPLE |

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

| Name of Source of Income | Source's Address | Description of the Source's Principal Business Activity |
|--------------------------|------------------|---|
| | | |

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

| Name of Business Entity | Name of Major Sources of Business' Income | Address of Source | Principal Business Activity of Source |
|-------------------------|---|-------------------|---------------------------------------|
| | | | |

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

| Location/Description |
|----------------------|
| |

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

| Type of Intangible | Business Entity to Which the Property Relates |
|--------------------|---|
| | |

2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

| Name of Creditor | Address of Creditor |
|------------------|---------------------|
| | |

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

| Business Entity # 1 |
|---------------------|
| |

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

5

From: Pete Nabor <pete@eco-logic-services.com>

Sent: Sunday, March 31, 2024 12:15 PM

To: douglas kasl <djkasl1977@gmail.com>; Cleo Adams <crismond@whhassociates.com>

Cc: Healy, Patrick <patrick.healy@kimley-horn.com>; Chuck Adams <adamsc@whhassociates.com>; shane willis <williss@whhassociates.com>

Subject: RE: Additional question

Doug,

I have a few answers for you on the preserves and littoral that I hope help. The wetlands and buffers are determined during the permitting portion of the development process. The developer hires an environmental consultant that reviews the site and makes out the wetland lines. These lines are then reviewed by the agencies and adjusted as needed. A 30' buffer is added to the areas to protect the wetlands. Occasionally, the development requires an impact to a wetland (i.e., for a road crossing or fill for lots) and that is taken through the permitting process and the acreage traded off (at a 2:1 to 4:1 ratio depending on the quality of the wetland to be impacted) for a created wetland area, a.k.a. a mitigation area. Our monitoring efforts ensure the areas progress towards the permit requirements. Photos are taken from a fixed location so they can be compared over time to show changes. The preserves require perpetual maintenance per the SWFWMD permit and Sarasota County code. The areas need to be maintained in perpetuity within the requirement to have less than 5% invasive species, less than 15% cover by upland species, and 85% cover by native wetland species. We monitor the areas until they hit the success criteria and they are released from further monitoring requirements. The agencies may come inspect the areas at any time in the future and reinstate the monitoring requirement until they are back in compliance with the requirements. Same goes for the littoral shelves with the County. We maintain the shelves until they are deemed successful, and then the CDD hands them over to the lake management guys. The littoral shelves are required to be approximately 30% of the total lake acreage for the site. They can be perimeter littoral shelves, or extended shallow areas left in a lake. The locations are determined by the engineers during site permitting. I believe they are ideally located near the discharge point of the lakes, especially where the lakes discharge offsite, however, they can be in any lake as long as the acreage adds up. As you know, some lakes have no designated littoral shelf whereas other lakes have extensive shelves in them.

Hope that helps!

Thanks.

Pete Nabor

Senior Project Scientist

Eco-Logic Services

(941) 302

Pete@Eco-Logic-Services.com

From: [douglas kasl](#)
To: [Cleo Adams](#); [Pete Nabor](#)
Cc: [Healy, Patrick](#); [Chuck Adams](#); [shane willis](#)
Subject: Re: Additional question
Date: Friday, March 29, 2024 11:37:26 AM

Cleo,

Thanks for your response but I need a bit more clarification. When can answers that can be produced for my questions be based on the historical knowledge of the district by all service providers versus when those questions would require research that would be billable to the district? Do all inquiries involving billable hours fall outside of the service contracts? Is there a de minimis billing amount that does not need the consent of the board? Do any of the contracts with the CDD include an allowance for time/cost to respond to information requests by any of the supervisors? Some of these and my other questions may have been answered in the past and recorded somewhere in the minutes or other records maintained on behalf of the District. Since at the last meeting there does not seem to be a desire to create a comprehensive profile of the district with historical and current status references, I apologies if my inquiries seem out of place with your experience serving the other CDDs in your portfolio. I take my role as a public servant quite seriously and my desire is to be as well informed as I can to effectively serve in this role.

I have reviewed the Compliance Monitoring Reports for the Preserved Wetlands and Littoral Shelves. They are excellent and very comprehensive. I do have some general questions about the wetlands and lakes. Upon the initial approval of the development, who determines what areas are wetlands and associated buffers? Do all created lakes have a requirement to have appropriately planted littoral shelves? As areas are released from reporting, what maintenance activities are required (or necessary) to continue the prescribed coverage of appropriate plant species and nuisance/exotic plants? After reporting obligations are fulfilled, is there an oversight regime performed by governmental agencies for the State or County? Finally, as the report identifies photopoints, I am assuming that these are the fixed points where observations and pictures are and will be produced for each wetland/buffer. With this assumption on my part, the photos taken and included in this report for #32/40/49 and 51 are taken from these locations.

Thanks for your attention and consideration of these matters. I look forward to our meeting and discussions at our April 9th meeting.

Respectfully,

Doug Kasl

On Thu, Mar 28, 2024 at 10:45 AM Cleo Adams <crismond@whhassociates.com> wrote:

Good Morning Doug,

Your original email list of request is on the agenda for all Board discussion; as our Engineer and Attorney are paid by the hour, the Board needs to consider and approve expending funds for the required research.

SW Florida Strong –

Cleo Adams

District Manager

Wrathell, Hunt & Associates, LLC

9220 Bonita Beach Road

Suite #214

Bonita Springs, FL 34135

(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED
INCIDENTS OF WIRE FRAUD, IF YOU
RECEIVE WIRE INSTRUCTIONS FROM OUR
OFFICE DO NOT SEND A WIRE.**

From: douglas kasl <djkasl1977@gmail.com>

Sent: Tuesday, March 26, 2024 1:34 PM

To: Cleo Adams <crismond@whassociates.com>; Healy, Patrick <patrick.healy@kimley-horn.com>

Subject: Additional question

Cleo and Patrick,

I saw the response that said my February email questions would be added to the agenda. Did not know if that meant that responses to the questions would be part of the written documents we will receive with the board package. I would respectfully request written responses as it allows me to formulate better follow up questions than just reacting to a general decision. Any responses before the meeting would be greatly appreciated.

There has been much discussion in the community recently about using CDD controlled property for expansion of amenities in the community and much back and forth with members of the golf versus the lake residents. I am expecting a fairly robust discussion at our next meeting.

I think we need to have a general discussion of the process and limitation of entertaining development of the preserves in the district. For example, the area past lake 4 and Copperleaf DR with the access road from 41 into Brandbury may be an ideal place to have an expanded dog park. Would it be possible and or better to develop this as a CDD or sell property to the HOA for their development for the community at large? Who has the authority to make such a decision and what governmental agencies would need to be involved in the process?

Looking forward to April's meeting.

Thank you for all your assistance on this and my earlier email.

Doug Kasl

Cleo and Patrick,

I have some additional questions and didn't know who could best answer them.

I went through the Website to account for the properties and their designations within the CDD and don't know the amount they should total up to. These are the amounts in my talley:

| | |
|---------------------------|--------------|
| 70 lakes and ponds | 338.09 acres |
| 1 reuse lake | 14.32 |
| 69 wetlands and buffers | 513.28 |
| Preserves | 1,383.03 |
| WCI | 134.47 |
| County | 36.14 |
| Roadways and right of way | 186.57 |
| HOA common areas and Golf | 175.95 |
| Total | 2,781.85 |

I thought the CDD was at or less than 2,500 acres at inception so I may have miscounted. Also, was the 61.4 million in bond used to purchase all the land that was within the CDD or just a portion?

Is the land still owned by WCI supported by some of the debt outstanding? I was under the impression that all properties after turnover were to be conveyed to the CDD, County or HOA.

The HOA is considering plans to add to the golf course using CDD controlled land as was discussed at our last board meeting. I believe that they have firmer plans which they will present at our April meeting. How and who would determine the value of such a transaction? Who would have approval for the transfer? Would the proceeds of such a transaction be directly used to retire a portion of the debt or would they be held in reserve to pay on the amortization schedule?

On the matter of irrigation, the current plans for the existing golf course renovation calls for the replacement of its irrigation system.

Are there agreements between the HOA/County/CDD over water drawn from the lakes for irrigation?

Who oversees this activity and what are the usage limitations?

Which lakes can be used for irrigation? I was told that only lake 56 is currently used but others are authorised. Which are the other lakes?

Would it be possible for the CDD to create and authorize an additional Lake to be used for irrigation/storm water management on property designated as preserves?

At the last meeting it was stated that Lennar had a study done to determine the feasibility of using wells on the property to add to irrigation. This report noted that the groundwater was too salty for use. Is this report available for our and the HOA's review?

Finally, which lakes and wetlands are no longer subject to monitoring and reporting?

Thanks for your assistance in these matters.

Regards, Doug Kasl

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Sarasota National Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGETS APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 9, 2024

HOUR: 2:00 p.m.

LOCATION: Sarasota National Clubhouse
25500 National Blvd.
Venice, Florida 34293

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Sarasota County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF APRIL, 2024.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A

Fiscal Year 2024/2025 Proposed Budget

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
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**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

| | Fiscal Year 2024 | | | | Proposed Budget FY 2025 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2024 | Actual through 2/29/2024 | Projected through 9/30/2024 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 509,474 | | | | \$ 509,474 |
| Allowable discounts (4%) | (20,379) | | | | (20,379) |
| Assessment levy: on-roll - net | 489,095 | \$ 466,407 | \$ 22,688 | \$ 489,095 | 489,095 |
| Interest | - | 29 | - | 29 | - |
| Total revenues | 489,095 | 466,436 | 22,688 | 489,124 | 489,095 |
| EXPENDITURES | | | | | |
| Professional & administrative fees | | | | | |
| Management | 39,571 | 16,488 | 23,083 | 39,571 | 39,571 |
| Supervisors | 3,500 | 2,153 | 1,347 | 3,500 | 6,300 |
| 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 | 2,567 | 9,433 | 12,000 | 12,000 |
| Engineering | 13,000 | 2,566 | 10,434 | 13,000 | 13,000 |
| Postage | 500 | 11 | 489 | 500 | 500 |
| Telephone | 500 | 208 | 292 | 500 | 500 |
| Insurance | 12,000 | 11,961 | 39 | 12,000 | 12,500 |
| Printing & reproduction | 1,000 | 417 | 583 | 1,000 | 1,000 |
| Legal advertising | 1,200 | - | 1,200 | 1,200 | 1,200 |
| Other current charges | 1,000 | 345 | 655 | 1,000 | 1,000 |
| Annual district filing fee | 175 | 175 | - | 175 | 175 |
| Website hosting & maintenance | 705 | 705 | - | 705 | 705 |
| Website ADA compliance | 210 | - | 210 | 210 | 210 |
| Property taxes | 100 | - | 100 | 100 | 100 |
| Total professional & administrative fees | 113,711 | 41,887 | 71,824 | \$113,711 | 117,011 |
| Water management & wetland maintenance | | | | | |
| Other contractual services | 330,500 | 107,125 | 223,375 | 330,500 | 312,500 |
| Lake bank erosion repair/Littoral Plantings | 29,600 | - | 29,600 | 29,600 | 44,300 |
| Total water management & wetland maintenance | 360,100 | 107,125 | 252,975 | 360,100 | 356,800 |
| Other fees and charges | | | | | |
| Tax collector | 7,642 | 6,973 | 669 | 7,642 | 7,642 |
| Property appraiser | 7,642 | - | 7,642 | 7,642 | 7,642 |
| Total other fees and charges | 15,284 | 6,973 | 8,311 | 15,284 | 15,284 |
| Total expenditures | 489,095 | 155,985 | 333,110 | 489,095 | 489,095 |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

| | Fiscal Year 2024 | | | Total Actual & Projected | Proposed Budget FY 2025 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2024 | Actual through 2/29/2024 | Projected through 9/30/2024 | | |
| Excess/(deficiency) of revenues over/(under) expenditures | - | 310,451 | (310,422) | 29 | - |
| Fund balance - beginning (unaudited) | 274,920 | 390,409 | 700,860 | 390,409 | 390,438 |
| Fund balance - ending (projected) | <u>\$ 274,920</u> | <u>\$ 700,860</u> | <u>\$ 390,438</u> | <u>\$ 390,438</u> | <u>\$ 390,438</u> |

**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 | | 6,300 |
| 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 |
| | Kutak Rock, LLP 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 | | 13,000 |
| | 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 | | 12,500 |
| | 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 | | 312,500 |
| | The District maintains the storm water management and preserve systems through the use of qualified, licensed and insured sub-contractors. | |
| | Lake Maint | 95,000 |
| | Midge Fly | 37,500 |
| | Pres/Littoral | 180,000 |
| | <u> </u> | <u>312,500</u> |
| Lake bank erosion repair/Littoral Plantings | | 44,300 |
| | Intended to begin the collection of funds needed for future lake erosion repairs as well as littoral plant installations. | |
| Property appraiser | | 7,642 |
| | These fees are 1.5% of the assessment levied. | |
| Tax collector | | 7,642 |
| | These fees are 1.5% of the assessment levied. | |
| Total expenditures | | <u><u>\$489,095</u></u> |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET SERIES 2020
FISCAL YEAR 2025**

| | Fiscal Year 2024 | | | | Proposed Budget FY 2025 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2024 | Actual through 2/29/2024 | Projected through 9/30/2024 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 1,543,001 | | | | \$ 1,543,001 |
| Allowable discounts (4%) | (61,720) | | | | (61,720) |
| Assessment levy: on-roll - net | 1,481,281 | \$ 1,412,749 | \$ 68,532 | \$ 1,481,281 | 1,481,281 |
| Interest | - | 11,754 | - | 11,754 | - |
| Total revenues | 1,481,281 | 1,424,503 | 68,532 | 1,493,035 | 1,481,281 |
| EXPENDITURES | | | | | |
| Principal | 805,000 | - | 805,000 | 805,000 | 830,000 |
| Interest | 637,950 | 318,975 | 318,975 | 637,950 | 613,800 |
| Total debt service | 1,442,950 | 318,975 | 1,123,975 | 1,442,950 | 1,443,800 |
| Other Fees and Charges | | | | | |
| Property appraiser | 23,145 | 21,121 | 2,024 | 23,145 | 23,145 |
| Tax collector | 23,145 | - | 23,145 | 23,145 | 23,145 |
| Total other fees and charges | 46,290 | 21,121 | 25,169 | 46,290 | 46,290 |
| Total expenditures | 1,489,240 | 340,096 | 1,149,144 | 1,489,240 | 1,490,090 |
| Excess/(deficiency) of revenues over/(under) expenditures | (7,959) | 1,084,407 | (1,080,612) | 3,795 | (8,809) |
| Fund balance - beginning (unaudited) | 726,156 | 795,569 | 1,879,976 | 795,569 | 799,364 |
| Fund balance - ending (projected) | 718,197 | \$ 1,879,976 | \$ 799,364 | \$ 799,364 | 790,555 |
| Use of fund balance: | | | | | |
| Debt service reserve (required) | | | | | (100,000) |
| Interest expense - November 1, 2025 | | | | | (294,450) |
| Projected fund balance surplus/(deficit) as of September 30, 2025 | | | | | <u>\$ 396,105</u> |

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

Debt Service Schedule

| Date | Principal | Int. Rate | Interest | Total P+I |
|--------------|----------------------|------------------|---------------------|----------------------|
| 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 | 16,255,000.00 | | 5,522,800.00 | 21,777,800.00 |

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

| Debt Service On-Roll Units | | | | |
|----------------------------|---------------------------|--------------------------|-----------------------------|-----------------------------|
| Unit Description | FY 2025 O&M Assessment | FY 2025 DS Assessment | FY 2025 Total Assessment | FY 2024 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 |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2024-03

A RESOLUTION OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sarasota National Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Sarasota County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 9th day of April, 2024.

Attest:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

| SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT | | |
|---|---|----------------|
| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE | | |
| | | |
| LOCATION | | |
| <i>Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 8, 2024 | Regular Meeting | 2:00 PM |
| | | |
| November 12, 2024 | Regular Meeting | 2:00 PM |
| | | |
| January 14, 2025 | Regular Meeting | 2:00 PM |
| | | |
| April 8, 2025 | Regular Meeting | 2:00 PM |
| | | |
| July 8, 2025 | Public Hearing & Regular Meeting | 2:00 PM |
| | | |
| August 12, 2025 | Regular Meeting | 2:00 PM |
| | | |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

8



Mark FitzGerald
Bank United, N.A
600 N Federal Highway
Boca Raton, FL 33432

Date: September 2023

To: Craig Wrathell
CC: Wrathell, Hunt & Associates, LLC. Government ICS Deposit Program.

This letter is to confirm that BankUnited is an approved and active member of the Certificate of Qualified Public Depository.

We are currently offering a **starting rate of 4.50% on our ICS Money Market Product** which is FDIC insured up to **\$150,000,000 (Million)** versus the regular banks business Money Market of **\$250,000 (Thousand)** FDIC coverage per EIN number.

The rate is based on the Federal Funds Rate currently 5.5% - 100 Basis Points = 4.50%.

The above-mentioned rate is not based on a minimum balance requirement.

As a preferred ICS Bank my team and I monitor the ICS relationships monthly and if rates go up, which they have been doing we will automatically adjust your rates accordingly to always give the best service.

Fed Funds Rate

| | This Week | Year Ago |
|--|-----------|----------|
| Fed Funds Rate (Current target rate 5.25-5.50) | 5.5 | 2.5 |

3 days ago

Any additional questions, please do not hesitate to ask.

Sincerely,

Mark FitzGerald, V.P Business Relationship Manager.
mfitzgerald@bankunited.com
561-906-3754

SERVING OUR CLIENTS WITH STRENGTH AND STABILITY



A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

WHY OUR CLIENTS CHOOSE US

- One of the largest financial institutions headquartered in Florida
- Local decision-making
- Sound credit quality
- Solid balance sheet
- Committed to our clients

CREDIT RATINGS (Third Party Ratings)

| | |
|-------------|----------------------------|
| P-1 | Moody's Short Term Deposit |
| A2 | Moody's Long Term Deposit |
| Baa2 | Moody's Issuer Rating |
| F2 | Fitch Short Term Deposit |
| BBB+ | Fitch Long Term Deposit |
| K1 | Kroll Short Term Deposit |
| A | Kroll Long Term Deposit |

America's Most Trustworthy Companies in America (Banking), *Newsweek*, April 2023

#2 Bank Reputation Ranking by Customers, *American Banker*, November 2022

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception

Financial Highlights as of June 30, 2023 BankUnited, N.A.

\$35.9
BILLION
in Total Assets

\$25.8
BILLION
in Total Deposits

\$24.6
BILLION
in Total Loans

53
BRANCHES
in Florida

4
BANKING
CENTERS
in New York

1
BRANCH
in Texas

Robust Capital Base

8.8%
Tier-1 Leverage
Ratio

13.6%
Total
Risk-Based
Capital Ratio

13.0%
Common Equity
Tier 1
Capital Ratio

STRONG LIQUIDITY POSITION

- > Same day available liquidity of **\$14.7** billion as of June 30
- > Available liquidity to uninsured, uncollateralized deposits ratio of **167%** as of June 30

66% of our deposit base is insured or collateralized as of June 30

\$25 billion in prudently underwritten and well-diversified loans

High-Quality Commercial Real Estate portfolio; no non-performing loans¹

- > Commercial Real Estate loans is **23%** of our total loans

¹ Excludes \$14 million in non-accrual guaranteed SBA loans.

Safety, Returns, and Peace of Mind: Access up to \$150 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$150 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

Want to learn more? Call me today.

Mark FitzGerald

V.P S.R Business Relationship Manager

561-906-3754

mfitzgerald@bankunited.com

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.



STATE OF FLORIDA
Office of the Chief Financial Officer
Division of Treasury
Bureau of Collateral Management

CERTIFICATE OF QUALIFIED PUBLIC DEPOSITORY
UNDER THE FLORIDA SECURITY FOR
PUBLIC DEPOSITS ACT

This is to certify that

BANKUNITED, N.A.
14817 OAK LANE
MIAMI LAKES, FLORIDA 33016

has fully qualified as a public depository pursuant to Chapter 280, Florida Statutes, otherwise known as the Florida Security for Public Deposits Act. As such, said bank or savings association is hereby designated to receive public deposits, as defined in Subsection 280.02(13), Florida Statutes.

Given under my hand this 29th day of February, 2012.

A handwritten signature in black ink, appearing to read "Jeff Atwater", written over a horizontal line.

CHIEF FINANCIAL OFFICER, STATE OF FLORIDA

Smart Saving with ICSSM

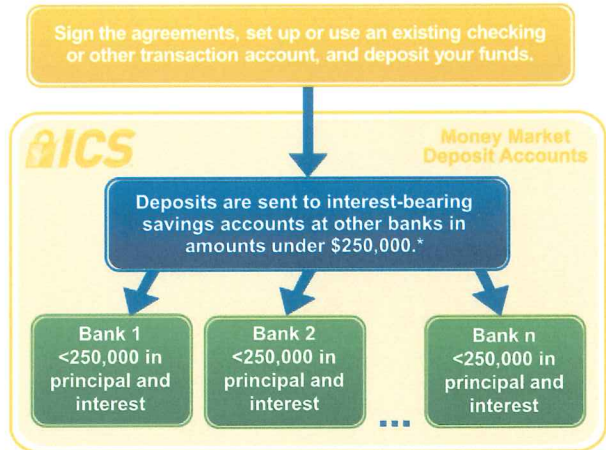
What is ICS?



Through ICSSM, the Insured Cash SweepSM service, you can:

- **Earn interest.** Put excess cash balances to work in savings accounts (money market deposit accounts).
- **Enjoy peace of mind.** ICS funds are eligible for multi-million-dollar FDIC insurance that's backed by the full faith and credit of the United States government.
- **Access funds.** Enjoy daily liquidity in your linked transaction account; replenish the account by withdrawing ICS funds up to six times per month.

How does ICS work?



* The standard FDIC insurance maximum is \$250,000 per insured capacity, per bank.

Work directly with just us – an institution you already know and trust – to receive coverage from many, and know that your confidential information remains protected.

How does ICS compare to other alternatives?

| Product | Issue | ICS Solution |
|---------------------------------------|--|---|
| Noninterest-bearing checking accounts | Are eligible for unlimited FDIC coverage through 2012 under the Dodd-Frank Act, but do not earn interest. | You do not have to choose between earning a return and enjoying peace of mind – with ICS, you can do both. And, by offering access to FDIC insurance, ICS can help you avoid the hassles associated with managing multiple bank relationships or the need to track collateral on an ongoing basis (if you are accustomed to doing so). |
| Interest-bearing checking accounts | Earn interest, but funds are insured only up to \$250,000 per insured capacity, per bank. | |
| Repurchase sweeps | May earn interest, but the yield can be very low; the process carries administrative tracking burdens, and the investment is not backed by FDIC insurance. | |
| Collateralized deposits | Administrative tracking problem can be more onerous than with repo sweeps. | |
| Money market mutual funds | Earn interest, but the yield may be very low, and the investment is not backed by the full faith and credit of the federal government. | |



Member FDIC

Placement of your funds through the ICS service is subject to the terms, conditions, and disclosures set forth in the agreements, including the ICS Deposit Placement Agreement, that you enter into with us. Limits and customer eligibility criteria apply. Program withdrawals are limited to six per month. ICS and Insured Cash Sweep are service marks of Promontory Interfinancial Network, LLC.



August 21, 2023

Chesley "Chuck" E. Adams, Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

RE: Wrathell, Hunt and Associates, LLC Government Deposit Program

Synovus Bank would like to thank you for the opportunity to work with government customers under your direct management to create a deposits program specifically for customers of Wrathell, Hunt and Associates (WHA). We understand how important it is to choose the right partner for banking services and that partner being fully prepared to *exceed your expectations*. With over \$62 billion in assets, Synovus Bank is ranked among the top 50 banks by the Federal Reserve Board. Synovus is a publicly traded company (Synovus Financial Corp. NYSE: SNV), and member of the Federal Reserve System with an extremely diverse and deep leadership team. Our humble beginnings date back to 1888. 135 years later, we have grown to 250+ branches in five states; yet we continue our culture of being a "Community Bank". Synovus Bank has the capabilities of Wall Street but the mindset of "Main Street". Banking is relationships with our clients and communities in which we serve; this is what sets Synovus Bank apart from our competition. Our success has led to accolades such as being honored as one of the Best Banks in America, by Forbes. We do not take our customer obligations lightly. We have a history of providing excellent customer service to our clients. We have a team of dedicated government professionals ready to assist in this endeavor and any others your customers may have.

As previously outlined, the WHA program would include the following:

- Customer would be confirmed by WHA as District Manager,
- State, County, and Municipal (SCM) Money Market account would be opened in the name of the District with the District's TIN. Each account will include FDIC on the first \$250,000 and will be collateralized as defined in Chapter 280, Florida Statutes,
- Interest would be posted monthly and compounded,
- Minimum amount of initial deposit for each account would be \$500,000,
- For account with balances equal to or greater than \$500,000, the interest rate would be indexed to the Federal Funds Rate minus 75 basis points. For informational purposes, that rate of this date would be 4.75 percent. For balances that decline to levels between \$200,000 and \$499,999, the rate would be indexed the Federal Funds Rate minus 100 basis points. For balances below \$200,000 the rate would be managed by the Bank with an initial rate of 3.50 percent.
- Account balance measurements will be taken the first day of each month and when action is taken by the Federal Open Markets Committee.

Synovus Bank appreciates the opportunity and looks forward to your favorable response. If you should have any questions or need additional information, please do not hesitate to contact either of us at the numbers below.

Respectfully,

Andy LaFear
Government Solutions - Relationship Manager
7768 Ozark Drive, Suite 100
Jacksonville, FL 32256
904-347-7068
andylafear@synovus.com

Jim Mitchell, Senior director
Government Solutions
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
jimmitchell@synovus.com

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2024**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
FEBRUARY 29, 2024**

| | Major Funds | | Total Governmental Funds |
|--|-------------------|--------------------------------|--------------------------------|
| | General | Debt Service Series 2020 | |
| ASSETS | | | |
| Cash - SunTrust | \$ 878,263 | \$ - | \$ 878,263 |
| Investments | | | |
| Revenue account | - | 1,602,726 | 1,602,726 |
| Reserve account | - | 100,000 | 100,000 |
| Due from general fund | - | 177,250 | 177,250 |
| Total assets | <u>\$ 878,263</u> | <u>\$ 1,879,976</u> | <u>\$ 2,758,239</u> |
| LIABILITIES & FUND BALANCES | | | |
| Liabilities: | | | |
| Due to debt service | \$ 177,250 | \$ - | \$ 177,250 |
| Taxes payable | 153 | - | 153 |
| Total liabilities | <u>177,403</u> | <u>-</u> | <u>177,403</u> |
| Fund balances: | | | |
| Restricted for: | | | |
| Debt service | - | 1,879,976 | 1,879,976 |
| Unassigned | 700,860 | - | 700,860 |
| Total fund balances | <u>700,860</u> | <u>1,879,976</u> | <u>2,580,836</u> |
| Total liabilities, deferred inflow of resources and fund balances | <u>\$ 878,263</u> | <u>\$ 1,879,976</u> | <u>\$ 2,758,239</u> |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy - on roll | \$ 15,629 | \$ 466,407 | \$ 489,095 | 95% |
| Interest | 7 | 29 | - | N/A |
| Total revenues | <u>15,636</u> | <u>466,436</u> | <u>489,095</u> | 95% |
| EXPENDITURES | | | | |
| Administrative: | | | | |
| Management | 3,298 | 16,488 | 39,571 | 42% |
| Supervisors | - | 2,153 | 3,500 | 62% |
| Audit | - | - | 7,000 | 0% |
| Assessment roll preparation | 542 | 2,708 | 6,500 | 42% |
| Arbitrage rebate calculation | - | 750 | 1,750 | 43% |
| Dissemination agent | 167 | 833 | 2,000 | 42% |
| Trustee | - | - | 11,000 | 0% |
| Legal | - | 2,567 | 12,000 | 21% |
| Engineering | 2,000 | 2,566 | 13,000 | 20% |
| Postage | - | 11 | 500 | 2% |
| Telephone | 42 | 208 | 500 | 42% |
| Insurance | - | 11,961 | 12,000 | 100% |
| Printing & reproduction | 83 | 417 | 1,000 | 42% |
| Legal advertising | - | - | 1,200 | 0% |
| Other current charges | 84 | 345 | 1,000 | 35% |
| Annual district filing fee | - | 175 | 175 | 100% |
| ADA website compliance | - | - | 210 | 0% |
| Website | - | 705 | 705 | 100% |
| Property tax bills | - | - | 100 | 0% |
| Total administrative | <u>6,216</u> | <u>41,887</u> | <u>113,711</u> | 37% |
| Water management: | | | | |
| Other contractual services | 1,940 | 107,125 | 330,500 | 32% |
| Lake bank erosion repair | - | - | 29,600 | 0% |
| Total water management | <u>1,940</u> | <u>107,125</u> | <u>360,100</u> | 30% |
| Other fees and charges | | | | |
| Tax collector | 234 | 6,973 | 7,642 | 91% |
| Property appraiser | - | - | 7,642 | 0% |
| Total other fees and charges | <u>234</u> | <u>6,973</u> | <u>15,284</u> | 46% |
| Total expenditures | <u>8,390</u> | <u>155,985</u> | <u>489,095</u> | 32% |
| Excess/(deficiency) of revenues over/(under) expenditures | 7,246 | 310,451 | - | |
| Fund balance - beginning | 693,614 | 390,409 | 274,920 | |
| Fund balance - ending | <u>\$ 700,860</u> | <u>\$ 700,860</u> | <u>\$ 274,920</u> | |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|----------------------------|----------------------------|--------------------------|------------------------|
| REVENUES | | | | |
| Assessment levy - on roll | \$ 47,340 | \$ 1,412,749 | \$ 1,481,281 | 95% |
| Interest | - | 11,754 | - | N/A |
| Total revenues | <u>47,340</u> | <u>1,424,503</u> | <u>1,481,281</u> | 96% |
| EXPENDITURES | | | | |
| Principal | - | - | 805,000 | 0% |
| Interest | - | 318,975 | 637,950 | 50% |
| Total debt service | <u>-</u> | <u>318,975</u> | <u>1,442,950</u> | 22% |
| Other fees and charges | | | | |
| Tax collector | 710 | 21,121 | 23,145 | 91% |
| Property appraiser | - | - | 23,145 | 0% |
| Total other fees and charges | <u>710</u> | <u>21,121</u> | <u>46,290</u> | 46% |
| Total expenditures | <u>710</u> | <u>340,096</u> | <u>1,489,240</u> | 23% |
| Excess/(deficiency) of revenues over/(under) expenditures | 46,630 | 1,084,407 | (7,959) | |
| Fund balance - beginning | <u>1,833,346</u> | <u>795,569</u> | <u>726,156</u> | |
| Fund balance - ending | <u><u>\$ 1,879,976</u></u> | <u><u>\$ 1,879,976</u></u> | <u><u>\$ 718,197</u></u> | |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

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 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 (via telephone) | 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]**

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

45 ➤ The “East” property was inspected and no signs of torpedo grass were reported, which
46 is a significant difference from six months ago.

47 ➤ Regrowth of marine naiad after treatment is minimal.

48 ➤ Regarding the downed tree in Lake 11, only the downed part of the tree is laying over
49 the littorals. Mrs. Adams will contact the HOA about removing the entire tree.

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

53

54 **FOURTH ORDER OF BUSINESS**

**Consideration of Proposal Options for
Littoral Plantings**

55

56

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

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

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

67

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

72

73

74 **FIFTH ORDER OF BUSINESS**

**Discussion/Update: Golf Course
Improvements**

75

76

77 Resident Sally Krause distributed the Architect’s Schematic Design Option-2 and Option-
78 4 for refurbishing the Sarasota National Golf Course. The “striped area” is where the Architect

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

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

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

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

96

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]

101

102

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

103

104

105

106

107

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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.

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

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

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

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

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

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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.

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SEVENTH ORDER OF BUSINESS

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

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

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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.

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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**

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

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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.

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NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

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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.

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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.

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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.

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The financials were accepted.

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TENTH ORDER OF BUSINESS

Approval of October 10, 2023 Regular Meeting Minutes

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The following change was made:

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

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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.

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ELEVENTH ORDER OF BUSINESS**Staff Reports**

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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.

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TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

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- **Supervisor Kasl**

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

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

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

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

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

- 236 • **Supervisor Smith**
 - 237 ○ **Discussion: Future Golf Course Designs at Lake 76**

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

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240 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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| <p>243 On MOTION by Mr. Istwan and seconded by Mr. Bergmoser, with all in favor,</p> <p>244 the meeting adjourned at 3:28 p.m.</p> |
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|-----------------------------------|---|----------------|
| October 10, 2023 | Regular Meeting | 2:00 PM |
| November 14, 2023 CANCELED | Regular Meeting | 2:00 PM |
| January 9, 2024 | Regular Meeting | 2:00 PM |
| April 9, 2024 | Regular Meeting | 2:00 PM |
| July 9, 2024 | Public Hearing and Regular Meeting | 2:00 PM |
| August 13, 2024 | Regular Meeting | 2:00 PM |

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**



Wrathell, Hunt and Associates, LLC

TO: Sarasota National CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: April 9, 2024
SUBJECT: Status Report – Field Operations

Property Tours:

- Property tours and resident interactions:

January 09, 2024: Property tour conducted focused on erosion, no significant issues found on the 15 lakes reviewed.

March 21, 2024: Resident located on lake 41 contacted District Staff about excessive weeds on her lake, the weeds were determined to be beneficial littorals during the review. I spoke with the resident and provided her some educational material from South Florida Water Management.

Service Providers:

- **Eco-Logic Service Schedules:**

Monitoring Events: Mitigation Areas (May 24 & Nov 24)
Littoral Shelves (May 24 & Nov 24)
Wetland Preserves (May 24 & Nov 24)
Maintenance Visits: Wetland Buffers (Mar 24, Jun 24, Sep 24 & Dec 24)
Wetlands (Mar 24, Jun 24, Sep 24 & Dec 24)
Additional Natural Areas (Mar 24, Jun 24, Sep 24 & Dec 24)
Mitigation Area (Feb 24, Apr 24, Jun 24, Aug 24, Oct 24 & Dec 24)
Littoral Shelves (Feb 24, Apr 24, Jun 24, Aug 24, Oct 24 & Dec24)

- **Premier Lakes Service Schedule:**

Aquatics maintenance visits are conducted weekly on Mondays & Tuesdays. As this contract is performance based, Premier will conduct as many service visits as necessary to ensure compliance with the contract and SFWMD permits.

- **EarthBalance Service Schedule:**

Phase 10 maintenance is conducted twice per year, currently scheduled for June 24 and October 24.