

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on April 9, 2024 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

**Present were:**

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

**Also present:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lindsey Whelan (via telephone)	District Counsel
Patrick Healy	District Engineer
Alex Kurth	Premier Lakes, Inc. (Premier)

**Residents present:**

James O'Connor	David Hoeffken	Pat Hoeffken	Mark LeCompte
Gordon Edmonds	Gail Edmonds	Davis Whitepath	Cheryl McDermott
Chuck Roberts			

**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]**

Resident James O'Connor asked if the CDD is responsible for monitoring road conditions. Mr. Bergmoser replied no, the HOA maintains the roadways, sidewalks, etc., within the boundaries of the CDD; the CDD's responsibilities are limited to maintaining the preserve, conservations areas, lakes and the water management facilities.

Resident Gordon Edmonds voiced frustration about the appearance and condition of Pond #6, which attracts no birds; in his opinion, it looks like a mudhole. He thinks the water quality is terrible, is the worst looking pond in the CDD. He noted his wife's calls and emails about this. He asked for help. Mr. Alex Kurth stated that, after Mrs. Adams notified him, he inspected the area. The technician will be treating the lake for planktonic algae next Monday; treatments are done every two weeks. It might be time to test the lake to determine the best way to mitigate this recurring issue, as the last test was performed several years ago by the CDD's prior vendor. Mrs. Adams clarified that this is a stormwater pond, not a lake. She suggested dyeing the lake.

Mr. Willis discussed the purpose of the stormwater pond, which is not for aesthetics; the pond is currently experiencing low water levels. He agreed with Mrs. Adams' suggestion to dye the lake. He stated that he replied to all resident emails and calls directed to him. Residents should contact Mr. Willis and Mrs. Adams about these matters via phone or email; contact information is on the CDD website. Mrs. Adams will speak to Mr. Kurth about dyeing the pond and the alum treatment.

Resident Mark LeCompte, of 23614 Copper Leaf, stated that he received a violation notice. He asked about the status of billing, as he wants to pay the fine to replant littorals before going back north. Mrs. Adams stated that the project must be done in May or June, during the rainy season; once completed, he and the other two homeowners will be billed \$540, less if they determine some of the littorals recovered.

Resident David Hoeffken's comment card was about Pond #6; similar to Mr. Edmonds. He asked if the rainy season will dilute the dye application. Mrs. Adams stated that, once the first dye application is completed, the team will decide if others are needed.

Resident Davis Whitepath stated that retention Pond #6 was clear in 2017, when she purchased her home. She stated that she is familiar with retention ponds and does not want to live on a stagnant pond. Mr. Bergmoser voiced his belief that, if there is a lot of rain this summer, it will resolve a lot of issues.

**THIRD ORDER OF BUSINESS****Update: Premier Lakes, Inc. (Alex Kurth)**

Mr. Kurth proposed implementing a three-month dye/monitoring program for Pond #6, commencing next week using blue/black dye, at no cost to the CDD.

• **Inspection Report [West Lakes]**

The Lake Report for the West Lakes was included for informational purposes.

Mr. Kurth stated that he is pleased with the results, as there is minimal invasive vegetation and, compared to last year, a lot of littorals are growing back in almost every lake, except Lake #6. The downed tree in Lake 11 is being removed today.

Mr. Kurth reviewed the upcoming projects and stated, if the littorals in Pond #12 are growing back, the invoice amount will be adjusted. The Wetland Restoration Planting in Wetlands 43 and 46 and littoral plants on the west side will be starting during the rainy season.

Discussion ensued regarding the purpose of the alum application to remove phosphorus and solids from lake water, the CDD removing the entire downed tree in Lake 11 due to the HOA not responding to the CDD, the wind blowing red plankton from Lake #65 and the main benefit of dye being to reduce algae growth.

Regarding a suggestion to coordinate the Wetlands 43 and 46 restoration project and invasive treatments to ensure the plants propagate in the future, Mr. Willis will have Mr. Pete Nabor review the wetlands and provide an opinion.

**FOURTH ORDER OF BUSINESS**

**Update: Ethics Training Requirements and Form 1 Requirements**

Ms. Whelan outlined what Board Members must do to fulfill the required four-hour ethics training requirement by the December 31, 2024 deadline and report completion by checking a box when filing Form 1 in July, 2025.

**FIFTH ORDER OF BUSINESS**

**Supervisor Kasl’s Discussion Topics/Requests**

Email threads pertaining to Mr. Kasl’s questions on the following were included for informational purposes:

- **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**

Mr. Kasl recalled that, at the last meeting, the Board expressed no interest in developing a profile of the CDD. He asked if there is there a de minimis amount that an individual Board Member can spend that requires research from District Counsel or the District Engineer and does not require consent from the Board. Mr. Bergmoser stated that there are sufficient meetings throughout the year to ask questions. Mr. Kasl was directed to review Florida Statute 190 and other relevant information posted on the CDD website, which will help answer most of his questions; any outstanding matters can be raised at a meeting.

Mr. Kasl asked about the debt that the CDD issued for the purchase of all the property. Regarding purchasing raw land, Mr. Adams stated that the CDD purchased lake tracts and conservation areas that were not part of the Engineer's Report; they were part of a requisition transaction on the front end and there was a large amount that was actually infrastructure, such as digging of the lakes. The interior of the gatehouse and most everything is HOA, other than the lakes and wetlands.

Mr. Kasl asked if WCI retains about 134 acres. Mr. Adams stated that there is a piece on the south end that is part of this community that would be a huge undertaking for WCI to develop since WCI already maxed out the number of units they can develop. When asked about the intention for the property, the Lennar Project Manager told him that he did not see them going after those entitlements. The CDD's debt does not include this property, as there were no planned units at the time, when they did the development parcel.

Regarding irrigation and well point questions, Mr. Kasl was directed to review the CDD/HOA permit on the Southwest Florida Water Management District (SWFWMD) website. Grounds Committee Chair Mark LeCompte is forming an Irrigation Committee to research the ability to install additional well points.

Resident Chuck Roberts asked if the CDD can install water level monitors at the lakes. Mr. Adams stated that the District Engineer might be able to provide the service to the golf membership but it is not something the CDD needs.

Discussion ensued regarding information on the SWFWMD website about consumptive use and ability to draw water, requirement to implement a monthly water monitoring program if wells are installed and Lake 56 having a surface water withdraw pump but not a well, as Lennar determined the ground water quality was not suitable for irrigation.

**SARASOTA NATIONAL CDD  
SIXTH ORDER OF BUSINESS**

**April 9, 2024**

**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**

Mr. Adams reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget and explained the reasons for any changes. He noted that the intent is for the assessment levels to remain the same as in Fiscal Year 2024.

Mr. Bergmoser presented Resolution 2024-02.

**On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with all in favor, Resolution 2024-02, Approving Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on July 9, 2024 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**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**

Mr. Bergmoser presented Resolution 2024-03. The following changes were made to the Fiscal Year 2024/2025 Meeting Schedule:

DATE: Change "January 14, 2025" to "February 11, 2025"

TIME: Change "2:00 p.m." to "1:00 p.m."

**On MOTION by Mr. Bergmoser and seconded by Mr. Leuschner, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Discussion/Update: Operating Funds Investment Options**

Mr. Adams stated that since FineMark Bank was not proactive with investments and is only FDIC insured up to \$250,000. He recommends engaging BankUnited to invest excess CDD funds into Insured Cash Sweep (ICS) accounts, which are FDIC insured up to \$150 million and allows access to funds five times per month with no fees; the interest rate of return is currently 4.75%.

**On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, transferring CDD funds to the BankUnited ICS Money Market Product Program, was approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 29, 2024**

The Financial Highlights Report was distributed during the meeting.

In light of the current financial statements, Mr. Adams stated that he intends to transfer surplus funds of \$500,000, instead of \$250,000, into a BankUnited ICS investment account.

The financials were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of January 9, 2024 Regular Meeting Minutes**

The following changes were made:

Line 14: Delete "(via telephone)"

Line 238: Change "Ms. Smith" to "Mr. Smith"

Regarding the location of the tortoise preserve referenced on Line 174, Mr. Healy stated that it is in the preservation area on the southeast corner of the property. Mr. Willis will have that area added to the GIS mapping program.

**On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, the January 9, 2024 Regular Meeting Minutes, as amended, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Whelan stated that Mr. Mike Eckert will be added to CDD emails and correspondence, as he will be covering for her while she is on maternity leave from August through November.

Regarding the status of the maintenance agreement with the HOA, Mrs. Adams will forward it to the HOA to execute.

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

There was no report.

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

- **NEXT MEETING DATE: July 9, 2024 at 2:00 P.M.**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 9, 2024 meeting, with Mr. Istwan attending via telephone.

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

The April Field Operations Report was included for informational purposes.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Smith recalled Mr. Healy representing the CDD and the proponents to renovate the golf course at the last meeting and voiced his opinion that Mr. Healy being compensated by both entities is a potential conflict of interest. Mr. Healy stated that the reason is because he and his partner have been working on this since its inception and have a lot of knowledge about what steps the CDD requires. A Board Member of the HOA stated that, since the plan was not presented to the entire Board of Directors, there is no moving forward with that project at this moment. Legal Committee Chair Cheryl McDermott understood that this item was tabled.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Istwan and seconded by Mr. Bergmoser, with all in favor, the meeting adjourned at 3:05 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair