

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on August 13, 2024 at 2:00 p.m., in person at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 and via Zoom, <https://us02web.zoom.us/j/86488955667>, Meeting ID: 864 8895 5667, or dial 305-224-1968, Meeting ID: 864 8895 5667

Present were:

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

Also present:

Chuck Adams (via telephone)	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lindsey Whelan (via telephone)	District Counsel
Patrick Healy	District Engineer
Bill Kurth	Premier Lakes, Inc. (Premier)
David Truxton	TLC Land Consultant
Jerrilyn Schulze	Resident
Al Daniels	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Bergmoser called the meeting to order at 2:00 p.m.

Supervisors Smith, Leuschner, Bergmoser and Kasl were present. Supervisor Istwan attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident Jerrilyn Schulze asked for the amount of the Golf Course's final payment to the CDD for infractions they caused during the September 2023 Hurricane Ian cleanup. Mr. Bergmoser stated that the HOA incurred the costs to restore CDD property, instead of having to reimburse the CDD.

Mr. Istwan was disconnected from the meeting at 2:02 p.m.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. (Alex Kurth)

Mr. Bill Kurth noted the following:

- An extra crew is being added this week to catch up due to not being on site last week, due to inclement weather.
- Water levels are the highest ever since being on the property.
- The grass on the edges of the lakes is actually torpedo grass that was mixed in with the lawns, due to high water levels; it will be treated.
- The technician used five tanks to combat large traces of algae in the lakes, the most ever on this property to date.
- All the plantings were completed; some were not inspected, as they are underwater, but they are expected to survive.
- Technicians are applying the second application for midge treatments at Lake 56 this morning.

Mr. Kurth responded to questions about spraying the lakes twice a day, in the morning and afternoon, when there are large traces of algae. It was noted that a new technician is being trained so there will be two technicians servicing the property and the recent littoral plantings will survive if the water levels recede in the next couple of weeks.

FOURTH ORDER OF BUSINESS

Presentation: TLC Land Consulting, LLC on Behalf of Lennar Homes (David Truxton)

- **Review of July 17, 2024 Virtual Neighborhood Workshop Regarding Parcels A and H of the Sarasota National DOCC**

Mr. David Truxton, of TLC Land Consulting, LLC (TLC) and representing Lennar, stated that he will stay after the meeting to answer general questions about Lennar's proposed future land use and zoning change for some remaining parcels inside of the Sarasota National DOCC.

Mr. Truxton pointed out information from the July 17, 2024 Virtual Neighborhood Workshop presentation. He highlighted the following:

- Tract 303, Parcel A and Tract 307, Parcel H were part of the WCI acquisition in 2010 or 2012; they were zoned for residential development and part of the Sarasota National DOCC.
- Sarasota County raised future land uses in 2021 to generate additional tax revenue in lieu of raising property taxes, which caused Lennar to want to utilize some of the wetland parcels with extra density for residential development.
- Tract 303, Parcel A is located off US Highway 41 with a connection off Venice Avenue, which is outside the Sarasota National CDD gates. The proposed rezoning classification plans are for townhome types of developments, not apartments or multi-family homes, as originally planned.
- The rezoning process is another where Lennar utilized the extra density available for residential building.
- Tract 307, Parcel H is located off Manasota Beach Road and will be a little more challenging.
- A presentation will be given at the August 27, 2024 HOA meeting to discuss how these parcels will interact with each other. The parcels have a deed restriction, where it is supposed to be part of a Master Association and should be joining the master amenities. Many amenity related questions were asked and answered at the Neighborhood Workshop.
- The parcels were intended for development and will become part of the CDD; as water levels rise, having additional dwelling units should help CDD budgets to utilize for Operations and Maintenance (O&M) expenditures.
- Once the Construction Plan designs commence, he expects to interact more with CDD Staff on documents like a Cost Share Agreement; Lennar and WCI will fund the costs associated with this process, not the CDD.

Mr. Smith voiced frustration with Lennar, as he thinks they already overdeveloped the land and are now trying to sandwich in another development. He is concerned about the overall aesthetics of the community once construction is completed. He stated that he cannot support what Lennar is proposing.

Mr. Smith referred to the Herald Tribune article on Sunday about development being the cause of the Phillippi Creek flooding and voiced concern that this could happen again.

Mr. Kasl voiced his opinion that Lennar's investment to use water in the CDD is insufficient and continues to be insufficient, as the CDD's stormwater system is already having difficulty providing irrigation to its current residents when water levels are low. He hopes Lennar will not repeat this in the new developments.

Mr. Truxton reminded everyone that the CDD's existing environmental resource permit, stormwater permit and CDD documents always showed the property being developed, just not to this scale. All CDD permits will need to be modified, once the construction management phase commences.

Asked if the CDD has any grounds to stop Lennar's plans, Ms. Whelan replied no, the CDD does not have any oversight or approval powers over the rezoning. TLC is here in an effort to educate the community and the Board and answer questions, versus seeking formal approval. She echoed what Mr. Truxton said, in that the additional density within the CDD will ultimately decrease the O&M assessment amount per unit because the CDD will have more units to share in the CDD's budgeted costs, which is really the only impact on the CDD.

FIFTH ORDER OF BUSINESS**Authorization of RFQ for Engineering Services**

Before proceeding with the Request for Qualifications (RFQ) for Engineering Services, Mr. Bergmoser voiced his opinion that the Board should reject the request from Kimley-Horn & Associates, Inc. (Kimley-Horn) to terminate services, as he does not see any conflict of interest. Mr. Healy stated that, to avoid a perceived conflict of interest, Kimley-Horn thinks it is in the best interest to terminate services with the CDD, given their long history representing Lennar and its involvement on the rezoning application.

Board Members voiced reasons in favor of terminating Kimley-Horn's contract.

Mr. Istwan joined the meeting at 2:34 p.m., via telephone.

Mrs. Adams hopes to present the RFQ responses at the October meeting. She reminded the Board that Mr. Healy agreed to stay on until the CDD engages another District Engineer.

On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, authorizing Staff to advertise the Request for Qualifications (RFQ) for Engineering Services, was approved.

SIXTH ORDER OF BUSINESS

Discussion: Plantings Adjacent to Lake Banks (Supervisor Smith)

Mr. Smith asked if the tarflower plants that three residents planted on their property adjacent to the lake bank, near Holes #2 and #5, should be removed. Mr. Kurth stated that it is questionable if the plantings are on CDD property, if so, they will not survive due to the high water levels. The approval process is through the Architectural Review Committee (ARC), not the CDD.

Mr. Smith asked for an update about restoring CDD property damaged during the September 2023 Hurricane Ian cleanup. Mrs. Adams stated that Mr. Alex Kurth provided photos confirming the conservation areas near Lakes 18 and 26 were replanted.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objections Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Whelan and Mrs. Adams presented portions of the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives, publish an annual report on its website detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

Ms. Whelan stated that District Management identified Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

Ms. Whelan reviewed the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

Mr. Kasl voiced his opinion that the CDD needs to improve communication with its residents. Mrs. Adams suggested he develop a newsletter to be considered at the next meeting.

District Staff responded to questions regarding the goal and objectives, as outlined in the Reports Form.

On MOTION by Mr. Kasl and seconded by Mr. Istwan, with all in favor, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

- **Financial Highlights Report**

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of July 9, 2024 Public Hearing and Regular Meeting Minutes

The following changes were made:

Lines 81 and 272: Change "Manitobe" to "Manasota"

Line 125: delete "major"

Regarding information on Line 141, Mr. Willis will resend Mr. Healy's Stormwater Management Inspection Report to the Board.

Line 155: Change "Dick" to "Mr. Smith"

Line 174: Change "Joe" to "Joel"

On MOTION by Mr. Istwan and seconded by Mr. Bergmoser, with all in favor, the July 9, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Kimley Horn and Associates, Inc.**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Counsel, District Engineer or District Manager reports.

- **NEXT MEETING DATE: October 8, 2024 at 2:00 P.M.**

- **QUORUM CHECK**

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

The August Field Operations Report was included for informational purposes.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' Requests.

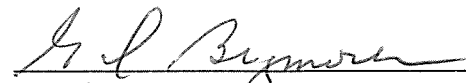
TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with all in favor, the meeting adjourned at 2:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair