

**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 7, 2025 at 1:00 p.m., in person 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
Douglas Kasl	Assistant Secretary
Dick Smith	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Mike Eckert (via telephone)	District Counsel
Patrick Healy	District Engineer
Bill Kurth	Premier Lakes, Inc. (Premier)
Chris Beers	Johnson Engineering
Jerrilyn Schulze	Resident
Carol Hackney	Resident
Eric Buck	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Bergmoser called the meeting to order at 1:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Carol Hackney expressed appreciation for a work order on today's agenda to install additional plantings on the Lake #56 littoral shelf.

Resident Eric Buck stated he previously emailed the Board about the erosion on the north end of Lake #32, adjacent to the 11th Hole, and included photographs. The erosion is currently 1' off the property line. He inquired about remediation plans.

Resident Jerrilyn Schulze echoed Mr. Buck's comments regarding the Lake #32 erosion. She thinks the situation is at a point where it must be addressed.

Mr. Smith stated he recently toured Lake #32 and the wind was blowing from the south to the north and there is no place for the water to go. Fortunately, because of the dry winter, the water levels were down. If there is a hurricane, it could impact the bluff where homes are located.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Richard Smith - Seat 2 and John Istwan - Seat 3] (the following will be provided in a separate package)

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Smith and Mr. Istwan. She provided and briefly explained the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Eckert stated Board Members who create records need to maintain them or send them to the District Manager. He urged the Board Members to contact him with any questions.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing an Effective Date

Mrs. Adams presented Resolution 2025-01. Mr. Smith nominated the following slate:

Gerald Bergmoser

Chair

Carlton G. Leuschner

Vice Chair

Richard Smith	Assistant Secretary
John Istwan	Assistant Secretary
Doug Kasl	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Smith and seconded by Mr. Istwan, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing an Effective Date, was adopted.

Mr. Healy stated he inspected and photographed Lake #32 and was surprised that the lake went from a County-approved slope to what he believes is a 3½' to 4' drop-off, in just 15 years. Mr. Kurth stated there are numerous reasons that can cause this type of occurrence.

Discussion ensued regarding the exposed irrigation pipes near the tees at Hole #7, erosion near Lake #56 and which entity is responsible for lake bank restoration.

Mr. Adams stated the CDD typically has an easement over the property owned by the golf course so it would be the golf course's responsibility to restore it.

Asked what next steps should be taken, Mr. Healy stated there are several restoration solutions, such as geotube, riprap, soil regrading and stabilization.

Asked for her feedback regarding CDD versus homeowner responsibility, Mrs. Adams stated the CDD is responsible for the areas from the high-water-mark down, anything above that is the responsibility of the adjacent property owner. She stated, once the District Engineer is engaged, later in the meeting, they will do what is required and produce a scope of services.

FIFTH ORDER OF BUSINESS

Update: Premier Lakes, Inc. (Bill Kurth)

Mr. Bill Kurth presented the Waterway Inspection Report dated December 23, 2024. He stated he toured the east side of the property and was pleased with that portion but is disappointed that the water levels are dropping as quickly as they are. He discussed plankton algae in one lake, torpedo grass treatment at Lake #56 and voiced concern about exposed banks and littorals during winter. He concluded that there was no significant algae in any of the lakes that he toured; the lakes will continue to be monitored.

Mr. Kurth responded to questions regarding fish survivability in Lake #56 and the algae bloom in Lake #41.

A. Consideration of One-Time Work Order Agreement [2024/2025 Littoral Planting]

Mr. Kurth presented the One-Time Work Order Agreement to install littorals in Lakes #56, #60, #42, #41 and #17, in the amount of \$9,291.

It was noted that Lake #60 on the planting list should be Lake #24.

Discussion ensued regarding the five lakes that make up the service area, a lake bank restoration proposal for Lake #32 and the South Florida Water Management District (SFWMD).

<p>On MOTION by Mr. Smith and seconded by Mr. Istwan, with all in favor, the Premier Lakes One-Time Work Order Agreement for Installation of Littoral Plantings in Lakes 56, 24, 42, 41 and 17, in the amount of \$9,291, was approved.</p>
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Asked what percentage of lakes were recently inspected, Mr. Kurth stated the property is basically split in half, he comes to inspect quarterly and rotates; the east section was recently inspected and three months from now, the west section will be inspected.

SIXTH ORDER OF BUSINESS

**Discussion/Consideration:
Facilities Memo**

Property,

Mrs. Adams presented the Property Facilities list of items maintained by the District and the HOA, for informational purposes for residents. Staff will post the document on the CDD website.

SEVENTH ORDER OF BUSINESS**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services****A. Affidavit of Publication****B. RFQ Package**

These items were included for informational purposes.

C. Respondent: Johnson Engineering, LLC

Mrs. Adams stated the RFQ was advertised, several Engineers were contacted by Mr. Adams and Johnson Engineering was the sole respondent. District Management has a great working relationship with Johnson Engineering, they specialize in lake and wetland conservation and monitoring and are well-qualified.

D. Competitive Selection Criteria/Ranking

Mrs. Adams stated, since there was only one respondent, it is not necessary to fill out the Competitive Selection Criteria Ranking sheet.

Mr. Chris Beers stated he works in the Port Charlotte office of Johnson Engineering. He gave an overview of current and older erosion projects that he has worked on.

Discussion ensued regarding why there are only a few Engineering firms servicing CDDs in Sarasota County, if Mr. Beers would attend meetings in person or via telephone, Mr. Beers' professional qualifications and document transfer costs.

Asked how the hourly rates for Johnson Engineering compares with that of the prior engineering firm, Mr. Adams stated they are in the same range, which is the industry standard. Mr. Beers is a P7 Engineer; his fee is \$248 per hour. Mr. Beers will attend all meetings in person.

E. Award of Contract

Mr. Smith stated he is uncomfortable voting for the sole respondent to the RFQ. Mr. Adams stated he contacted two other engineering firms in the Sarasota area and there is very little interest in taking on day-to-day engineering duties once a CDD is already developed.

On MOTION by Mr. Kasl and seconded by Mr. Leuschner, with Mr. Kasl, Mr. Leuschner and Mr. Bergmoser in favor, and Mr. Istwan and Mr. Smith dissenting, awarding the Engineering Services contract to Johnson Engineering, LLC, the sole respondent to the RFQ for Engineering Services, was approved. (Motion passed 3-2)

EIGHTH ORDER OF BUSINESS**Discussion: Letter from Resident RE Land Erosion [23387 Waverly Circle]**

Mr. Smith presented a letter from Mr. Buck regarding what Mr. Buck believes is “substantial erosion to the continuing embankment to the south portion of his property.”

Mr. Willis called attention to the field reports attached to the January Field Operations Status Report that he submitted. A few homes on that part of the lake have runoff erosion issues from their downspouts. He informed Ms. Shulze that he will refer a vendor that could repair/remediate the homeowners’ portion of lake bank erosion and present the information at today’s meeting for guidance from the Board. The vendor, MRI, is willing to provide an estimate to perform work at multiple homes. Mr. Willis will provide residents with the vendor’s contact information and a scope of services about how to properly have downspouts installed. This would be the homeowners contracting with a vendor of their choice.

Mr. Willis and Mrs. Adams responded to questions regarding remediation project timelines, the type of mitigation that would be done, condition of the lakes on the east side versus the lakes on the north side, Lakes #32 and #56, permit requirements for homeowners, other vendors, the HOA and the CDD’s next steps.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of November 30, 2024**

- **Financial Highlights Report**

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of August 13, 2024 Regular Meeting Minutes**

The following changes were made:

Line 61: Change “Mr. Kirth” to “Mr. Kurth”

Line 142: Change “tar flower” to “Tarflower”

On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, the August 13, 2024 Regular Meeting Minutes, as amended, were approved.

ELEVENTH 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: February 11, 2025 at 1:00 PM [Audit Committee Meeting and Regular Meeting]**

- **QUORUM CHECK**

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

- **Discussion: Lake Bank Erosion and Lake Audit**

This item was discussed during the Eighth Order of Business.

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Healy expressed his willingness to assist with the transition of the new Engineering firm.

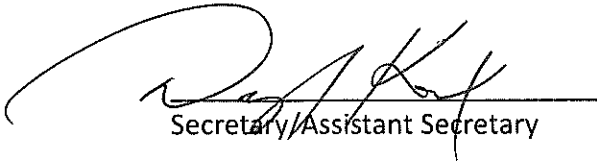
Mr. Smith proposed not cancelling the November 2025 meeting.

Discussion ensued regarding what the transition entails, GIS, meeting advertisement requirements, Mr. Bergmoser serving as a Liaison for the CDD at Board of Directors meetings and proposed changes at the golf course.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Istwan and seconded by Mr. Bergmoser, with all in favor, the meeting adjourned at 2:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair