

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting April 8, 2025 at 1:00 p.m., in person at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present:

Gerald Bergmoser
John Istwan
Douglas Kasl
Dick Smith

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams (via telephone)
Cleo Adams
Shane Willis (via telephone)
Lindsay Whelan (via telephone)
Chris Beers
Bill Kurth
Marty Quinn
Elaine Kaye
Steve Schwietert
Jerrilyn Schulze
George Aslanides
Doug Campo
Patricia Pellegrino

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
Premier Lakes, Inc. (Premier)
Chairperson Golf & Greens Committee
President of Sarasota Nat'l Master Assoc.
Resident
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Bergmoser called the meeting to order at 1:00 p.m. Supervisors Bergmoser, Istwan, Kasl and Smith were present. Supervisor Leuschner was not present.

SECOND ORDER OF BUSINESS

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

Resident Steve Schwietert stated that he supports the CDD's upcoming erosion repair project on Lake 32. He engaged Juniper to mitigate his property to collect rainwater, similar to what the other five homeowners did. Mr. Bergmoser stated that the CDD project includes any area where the lake bank was staked, not just the first five homes.

Resident Jerrilyn Schulze, of 23375 Waverly Circle, asked when the other residents will be notified of their responsibility to mitigate their portion before the CDD starts its project, as she thought the project consisted of the first five of the nine homes that were staked. Mr. Willis stated that the Project Manager will notify residents about how to properly have downspouts installed once the Board approves the project.

Resident Patricia Pellegrino asked for assurance that the CDD project will proceed with the first five homes, even if the additional four homeowners do not mitigate their portion of the project, before the CDD's project commences, as the five original homeowners already scheduled Juniper to mitigate their properties, which is expected to take a week to complete. Mr. Kurth and Mr. Beers stated that, unless the additional areas have significant erosion, the project will proceed as usual. Mr. Beers stated that the technician over surveyed the properties in an abundance of caution; they will collaborate with the contractor on site, as the estimate consists of restoring 550 linear feet of shoreline, which encompasses all the areas that were staked.

Mr. Smith will obtain homeowner addresses and update them on the project.

Ms. Pellegrino asked for an update on Mr. Beers' Lake 32 questions to Mrs. Adams and Mr. Willis. Mrs. Adams noted this will be addressed during the Fourth Order of Business.

Resident George Aslanides asked for overgrown plants on the pond between Skyflower Court and Canterwood Way to be thinned. It was noted that plants promote a healthy pond.

- **Consideration of Resolution 2025-02, Approving Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Bergmoser presented Resolution 2025-02. He proposed and the Board agreed to directing Staff to increase the "Lake bank erosion repair/Littoral Plantings" budget line item to \$80,000 and to use \$32,000 of Unassigned Fund Balance to offset the increased amount.

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with all in favor, Resolution 2025-02, Approving Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on July 8, 2025 at 1:00 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.

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

Mr. Bill Kurth finished the quarterly inspection of the west side of the CDD property. He considered the lakes to be in very good condition and observed extensive improvement of the littoral plantings. He directed crews to address torpedo grass in just two lakes and the green dye in Lake 22. Since being awarded the project, he is receiving several resident complaints about the amount of littorals, as residents are not used to this.

Mr. Kurth, referencing an old photo of Lake 41, stated that he was unfamiliar with the algae species, which was why it was not taking regular treatment, but has since been rectified.

Mr. Smith voiced his opinion that Lake 16 looks good. Residents are extremely happy since the dye was added to correct discoloration in the water. He observed moss growing at the comfort station along the edge of Lake 78. Mr. Kurth believes it is baby tears and asked him to review the photos in the Treatment Report.

Mr. Campo asked if a barrier will be installed during the golf course renovation project, to avoid materials encroaching into the CDD's lake. Mr. Kurth stated that the type of barrier used is dependent on the level of construction and minimum nutrient levels are expected.

Mr. Bergmoser asked if Premier's crews were working on Lake 51 and in Preserve 17 on Sunday. Mr. Kurth replied no; it must be the CDD's other wetland contractor Ecologic.

▪ **Consideration of Award of Lake & Wetland Maintenance Contract - Premier Lakes**

This item was an addition to the agenda.

Mrs. Adams recommended extending the Premier Lakes Lake & Wetland Maintenance Contract, which expires April 30, 2025, as they agreed to hold the current \$89,856 price for the next two years.

Discussion ensued regarding Premier's material costs increasing and providing employees with a livable salary.

<p>On MOTION by Mr. Smith and seconded by Mr. Istwan, with all in favor, extending the Premier Lakes' Lake and Wetland Maintenance Contract another two years, in the annual amount of \$89,856, was approved.</p>

Ms. Pellegrino asked if there are plans to trim the overgrown littorals on Lake 40. Mr. Bergmoser replied no, as the littorals promote lake health and help prevent erosion.

FOURTH ORDER OF BUSINESS**Continued Discussion/Update: Lakes 32 and
56 Bank Restoration Project****A. Erosion Proposals/Quotation**

The emails regarding the \$46,750 Anchor Marine proposal to install geotubes and the Premier Lakes \$60,500 One-Time Work Order Agreement were included for informational purposes.

B. Specifications

Mr. Kurth discussed his firm's experience with Anchor Marines' geotube bags, differences in the ShoreSox® material and the project scope that he is recommending. Included in the contract is a five-year warranty and the option of a lifetime labor and materials warranty, as long as Premier remains the CDD's lake and wetland maintenance vendor. He discussed the project scope and anticipates mobilization commencing in mid-May, with completion by the end of May. Mr. Kurth responded to questions regarding how the ShoreSox® system held up post-hurricane and maintaining the slope.

Mr. Beers stated he is not familiar with the ShoreSox® system, but his research shows it as an emerging technology being installed more and more for lake bank erosion issues. The material is stronger and a lot better than the geotube material, as it allows users to expand the system as needed. He does think it will be needed on Lake 32.

Discussion ensued regarding Premier's warranty, the staging area and plans to bring in fill dirt instead of utilizing lake fill. Mr. Willis' noted his experience with Anchor Marine, which did not address any warranty in its proposal, and areas on a map reflecting erosion issues spanning only 500 linear feet not 550 linear feet, which will save money.

<p>On MOTION by Mr. Smith and seconded by Mr. Istwan, with all in favor, the Premier Lakes One-Time Work Order Agreement, to utilize the ShoreSox® system to repair 500 linear feet of eroded shoreline on Lake 32, in the amount of \$55,000, was approved.</p>

FIFTH ORDER OF BUSINESS**Discussion/Consideration: Sarasota
National Master Association, Inc. License
Agreement Installation of Floating Targets
at Golf Driving Range**

- **Discussion: Driving Range Floatation Proposal**

Ms. Whelan presented the License Agreement she prepared based on Mr. Beers determining at the last meeting that there is no anticipated negative impact to the functionality of the stormwater ponds by installing floating targets on Lake 76.

Mr. Bergmoser asked if the HOA responded to the Maintenance Agreement for the HOA to maintain CDD property. Ms. Whelan and Mrs. Adams replied, no. Sarasota National Master Association President Elaine Kaye stated she forwarded the Agreement to Troon's Legal Department to review; she will continue pursuing this matter.

Given the expense, Mr. Smith asked why additional target greens were necessary. Mr. Quinn stated that the Golf Operations budget is funding this expense and it will provide the golfers a better experience. Mr. Smith read an article about the Hurricane Ian aftermath to Lennar's floating target greens at Grand Paridiso and voiced concern that the CDD might experience the same issues.

Mr. Quinn responded to questions regarding the \$4,000 cost difference between installing new and refurbished greens and defining "refurbished". He anticipates the targets will be installed tomorrow. He will find out how many anchors will be on each floating target.

<p>On MOTION by Mr. Kasl and seconded by Mr. Bergmoser, with Mr. Kasl, Mr. Bergmoser and Mr. Istwan in favor and Mr. Smith dissenting, the Sarasota National Master Association, Inc. License Agreement to install four floating targets at the golf driving range, was approved. [Motion passed 3-1]</p>
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- **Continuation of Continued Discussion/Update: Lakes 32 and 56 Bank Restoration Project**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Beers stated that the property line survey for Lake 56 was completed; elevation levels were not surveyed. There were no design grades on the plans that were submitted. Mr. Quinn asked for clarification regarding term "erosion at top of bank" and what can be done to mitigate erosion. He suggested collaborating with the CDD to define each entity's responsibilities. Mr. Beers stated he will attend the meeting with the Golf Course Architect and provide an update at the next meeting.

**SARASOTA NATIONAL CDD
SIXTH ORDER OF BUSINESS**

April 8, 2025

Consideration of Resolution 2025-02, Approving Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

The following change was made to the Fiscal Year 2026 Meeting Schedule.

DATE: Change "November __, 2025" to "November 11, 2025"

On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

- **Financial Highlights Report**

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of February 11, 2025 Regular Meeting and Audit Committee Meeting Minutes

The following changes were made:

Line 21: Delete entire line

Line 75: Change "will" to "to"

Line 86: Change "to" to "will"

On MOTION by Mr. Smith and seconded by Mr. Bergmoser, with all in favor, the February 11, 2025 Regular Meeting and Audit Committee Meeting Minutes, as amended, were approved.

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

There was no report.

Mr. Bergmoser asked if the CDD must still prepare the Goals and Objectives Reports. He asked about a bill not allowing the County to collect assessments for special districts. Ms. Whelan stated the Goals and Objective Report requirement is still under review; her firm is working with the legislature to make them aware that the change to statute will inadvertently affect CDDs.

B. District Engineer: Johnson Engineering Inc.

Mr. Beers stated he expects to complete all five of South Florida Water Management District (SFWMD) outstanding inspections today or Monday.

In response to a question, Mr. Quinn stated that he expects to define the boundary between the golf course and CDD property during Monday's meeting.

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

- **NEXT MEETING DATE: July 8, 2025 at 1:00 PM**
 - **QUORUM CHECK**

Supervisors Smith, Kasl and Bergmoser confirmed their attendance at the July 8, 2025 meeting. Mr. Istwan will attend via telephone.

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


There was no report.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

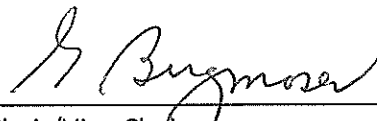
There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with all in favor, the meeting adjourned at 2:29 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair