

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

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

Present:

Gerald Bergmoser	Chair
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
Lindsay Whelan (via telephone)	District Counsel
Chris Beers	District Engineer
Bill Kurth	Premier Lakes, Inc. (Premier)
Eric Buck	Resident
Jerrilyn Schulze	Resident
Pat Douglas	Resident
Diane Griffin	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Bergmoser called the meeting to order at 1:00 p.m. Supervisors Bergmoser, Leuschner, Kasl and Smith were present. Supervisor Istwan attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident Pat Douglas noted standing water on the sidewalk near her home after a rainfall. She asked about stormwater drain cleaning. Mrs. Adams stated Staff will facilitate maintenance of clogged drains. Regarding how long it takes for standing water to drain, Mr. Beers stated most stormwater management systems are designed to recover within 72 hours because of the swales off the road; debris on the grate should be raked off.

Resident Eric Buck commended Mr. Kurth and his crew on the erosion repair work completed on Lake 32. He discussed some issues resulting from the restoration work, including dead or spotty sod installed near the lake, a trampoline effect and the mowing by Juniper.

Resident Jerrilyn Schulze thanked the Board and Staff for facilitating the lake restoration work promptly. She provided constructive criticism on the project and she hopes to confer with Mr. Kurth after the meeting. She discussed receiving correspondence about the project and noted several items on the April 8, 2025 meeting minutes that she thinks need to be corrected. Mrs. Adams stated the meetings are being recorded and the transcriptionist goes off the recorder. Mr. Bergmoser stated that the meeting minutes will be reviewed later in the meeting.

Resident Diane Griffin discussed confusion as to which residents were and were not on the lake bank remediation correspondence list. Her property was staked out all the way to the south end of the property and stakes are still in her yard. She asked for the CDD to remediate and replace the sod and grass behind her home. Mr. Bergmoser stated he emailed the Griffins and noted that, after the project was completed, there was some destruction to the sod and grass behind their home, which he will discuss during the Lake 32 Restoration Agenda Item.

THIRD ORDER OF BUSINESS**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.**

Mr. Bergmoser presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and stated there were no findings; it was basically a clean audit. Mrs. Adams stated questions for the Auditor should be emailed to her to forward to the Auditor.

A. Consideration of Resolution 2025-04, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Kasl and seconded by Mr. Smith, with all in favor, Resolution 2025-04, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

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

- **Update: Littoral Planting Projects (Lakes 17, 24, 41, 42 and 56)**

Mr. Kurth discussed Premier's littoral planting plan for the five lakes listed. With Lake 56, crews will go behind homes and a decision was made to not clean the canopy behind those

homes because Lake 56 and the surrounding lakes have greater water level swings than anticipated. He discussed the successful erosion repair work in 2024 and stated littorals will be planted on the shoreline of Lake 56, but only sections of the other lakes will have littorals.

Mr. Kurth responded to questions about project timing, types of littorals to be planted, linear feet that will be planted with littorals, whether to increase the budget so more littorals can be planted on Lake 56, planting density, the planting plan, maximum depth of existing water where plants can be planted, relocating golf course plantings and the presence of alligators.

FIFTH ORDER OF BUSINESS**Continued Discussion/Update: Lakes 32 and 56 Bank Restoration Project**

Mr. Smith stated that at the previous meeting, the Board agreed that Premier Lakes would restore the Lake 32 shore bank, but no one has addressed resident concerns, oversight or reporting. He recommended proceeding and scheduling more meetings to avoid two-month gaps between Board decisions on major projects. Mr. Smith highlighted deficiencies in communication and oversight and recommended sending a certified registered letter to all homes impacted by a project. Mrs. Adams stated the District Engineer was involved in the project and its oversight.

Mr. Bergmoser recalled discussions at the February and April meetings wherein the names and addresses of the affected homeowners were compiled and two emails were sent to them. One was from Mr. Smith detailing the lake restoration project and the second was from himself informing of the start date, the anticipated completion date and included a suggestion to homeowners with drainage issues to make repairs before the project starts. Mr. Bergmoser stated, after the program started, he inspected and photographed the work and emailed the photos to Mrs. Adams to disseminate to the Board Members. He acknowledged that a few errors were made and concluded that this is a work in progress, there are no plans to hire a Project Manager. He hopes this is the last sox project as we continue with the littoral planting program.

Mr. Leuschner stated it is important to emphasize that the CDD is a governmental entity subject to Florida Sunshine Law so the Supervisors are not allowed to communicate with one another outside of public meetings. The only way the Board can address issues is through the District Manager, Mrs. Adams.

Discussion ensued regarding project mistakes, communication, Sunshine Law restrictions, why correspondence was not initiated by Staff, project deadline, turf and sod issues behind homes impacted by the work, sod pallets and Premier Lakes mitigating erosion and grass issues.

SIXTH ORDER OF BUSINESS**Discussion: Manasota Beach Road
Extension**

Ms. Whelan stated the Manasota Beach Road Extension project is being constructed as a joint venture between the development company and the County; it does not involve the CDD in terms of construction and it is not intended to be placed on CDD land. By virtue of there being no impact to CDD-owned land, the CDD does not have any general zoning or other land development approvals. In response to resident questions about what the CDD can do about construction of the roadway, the answer is nothing to the extent that the current roadway tract stays in its current location, which is not on CDD land. The CDD has no authority, legal or otherwise to insert itself in the process. If the County notifies the CDD that alignment is going to change and the project will extend into CDD property, the Board will be able to have input but the County is the ultimate zoning entity and has eminent domain rights. Individual residents and Board Members can contact the County to voice their concerns and provide input but, at this point, it is not a CDD matter.

Mr. Smith stated he received an email from Shannon Peterson about the Manasota Beach Road Extension project and refused an invitation to attend a resident meeting because he did not want his comments and opinions to be viewed as representative of the entire CDD Board.

Resident and Master Association Vice President Bob Marinello stated the Master Association Board is involved and in contact with County and other principals about the project; concerned residents should contact him directly.

Ms. Whelan confirmed that the CDD has the ability to construct a connector road to the public road but would need County approval to do so and the roadway would have to be constructed per Sarasota County construction standards.

SEVENTH ORDER OF BUSINESS**Discussion: Maintenance Agreement
between the CDD and HOA**

Mrs. Adams stated Staff received edits from the HOA's attorney and needs to review the revised Agreement before presenting it. This item will be on the next agenda.

Discussion ensued regarding the Master HOA being responsible for plantings on the berm, through the Maintenance Agreement, CDD maintenance responsibilities, the Maintenance Agreement and redlined and revised versions of the Agreement.

EIGHTH ORDER OF BUSINESS

Discussion/Update: Sarasota National Master Association, Inc. License Agreement Installation of Floating Targets at Golf Driving Range Lake 76

It was noted that the floating targets project is suspended until the License Agreement is executed.

This item will be removed from future agendas.

NINTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-05 and reviewed the proposed Fiscal Year 2026 budget. Mrs. Adams, Mr. Kurth and Mr. Willis responded to questions regarding how much it will cost to plant littorals on Lake 56, other major erosion issues that need to be addressed and when they need to be addressed.

Mrs. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mrs. Adams closed the Public Hearing.

On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, the Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for

**Amendments to the Assessment Roll;
Providing a Severability Clause; and
Providing an Effective Date**

On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, the Resolution 2025-06, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

**Ratification 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**

- **November Meeting Date**

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

DATE: Insert "November 10, 2025"

Mr. Smith asked for an additional meeting to be added. Mrs. Adams stated funds will be allotted in the next budget to cover an additional meeting.

On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, 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.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2025**

- **Financial Highlights Report**

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

**Approval of April 8, 2025 Regular Meeting
Minutes**

The following changes were made:

Line 40 and throughout: Change "Lake 11" to "Lake 32"

Line 81: Change “left side” to “west side”

Line 131: Delete “not”

Questions were raised regarding Lines 29, 48 and elsewhere with references to resident attendee “Pat Philipino” and “Mr. Philipino” as to whether the name is correct and if they were in attendance at the meeting. Mrs. Adams stated that she will research the name, determine if the person attended and the minutes will be adjusted accordingly. It was later determined that the person was Patricia Pellegrino and all references to “Pat Philipino” were changed to “Patricia Pellegrino” and “Mr. Philipino” was changed to “Ms. Pellegrino”.

On MOTION by Mr. Smith and seconded by Mr. Kasl, with all in favor, the April 8, 2025 Regular Meeting Minutes, as amended, were approved.

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

There was no report.

B. District Engineer: Johnson Engineering Inc.

There was no report.

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

- **2,020 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: August 12, 2025 at 1:00 PM**
 - **QUORUM CHECK**

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

There was no report.

FIFTEENTH ORDER OF BUSINESS**Supervisors' Requests**

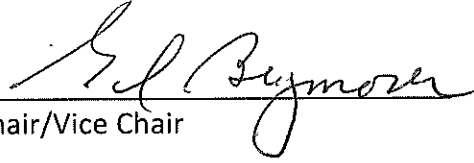
Mr. Smith asked Staff to present protocols or a format at the next meeting to address communication and oversight issues in projects going forward.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kasl and seconded by Mr. Smith, with all in favor, the meeting adjourned at 2:37 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair