

SARASOTA NATIONAL

**COMMUNITY DEVELOPMENT
DISTRICT**

August 12, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA LETTER

Sarasota National Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-Free: (877) 276-0889 • Fax: (561) 571-0013

August 5, 2025

Board of Supervisors
Sarasota National Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Sarasota National Community Development District will hold a Regular Meeting on August 12, 2025 at 1:00 p.m., in person at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda Items* [3-Minute Time Limit]
3. Update: Premier Lakes, Inc. (*Bill Kurth*)
 - Lake 32: Update/Resolution to the Sod Concerns
4. Discussion: Lake Bank Restoration Report - Communication Timeline for Lake 32
5. Discussion: Lake 56 Audit Report (*Chris Beers*)
6. Discussion/Consideration: Proposed Lake Bank Restoration Project Timeline and Communication Plan for Future Projects
7. Discussion: Lake 25 Observations
8. Discussion/Update: Maintenance Agreement between the CDD and the Master Association
9. Discussion: Golf Course Renovation Project Update (*Sally Krause*)
10. Discussion/Consideration: Resolution Regarding Vendor Communication
11. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

12. Acceptance of Unaudited Financial Statements as of June 30, 2025

- Financial Highlights Report

13. Approval of July 8, 2025 Public Hearing and Meeting Minutes

14. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Johnson Engineering*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 14, 2025 at 1:00 PM

- QUORUM CHECK

SEAT 1	CARLTON (CARY) LEUSCHNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD (DICK) SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN ISTWAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DOUGLAS KASL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GERALD BERGMOSER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO


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

15. Supervisors' Requests

16. Adjournment

Please do not hesitate to contact me directly at (239) 464-7114 with any questions.

Sincerely,


Chesley "Chuck" Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 709 724 7992

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DISTRICT STAFF COMMUNICATION TIMELINE FOR WAVERLY CIRCLE LAKE 32 BANK RESOTRATION
PROJECT

- **10/16/2024** – Resident Eric Buck contacted Darrell Wilde with Troon (HOA) expressing concern about erosion behind his home.
- **11/22/2024** – Resident Eric Buck's email with pictures was added to the CDD Meeting Agenda by District Manager Cleo Adams for Board discussion.
NOTE: This was the same meeting the Board considered applicants for the District Engineer's position and eventually awarded to JEI.
- **12/6/2024** – Operations Manager Shane Willis conducted a site visit and generated a Field Report stating that there was linear erosion (District Responsibility) and runoff erosion from down spouts (resident responsibility). While on site, this was explained to resident Jerrilyn Schulze who volunteered to inform her neighbors. Original scope included the first 4 homes.
- **12/9/2024** – Resident Schulze sent an email (included 7 other residents) thanking Staff for the on-site meeting and asked what the process would be going forward.
- **1/2/2025** – Operations Manager sent an email to Resident Buck with a copy of the Field Report and a downspout drain diagram explaining the repairs and which entity was responsible for each portion. Email included 3 vendors who had conducted downspout drains for District Staff in the past in other District's.
- **1/7/2025** – Operations Manager forwarded the 1/2/2025 email to 6 additional residents on Waverly Circle and included an additional vendor (4 total).
- **1/7/2025** – CDD Meeting, Board discussed Waverly Circle and the Field Report on erosion.
- **2/11/2025** – CDD Meeting, Board requested and update on the resident's portion and based on Staff recommendation expanded the lake bank erosion repair from the original 4 homes to 9 homes. Instructed Staff to provide proposals for the project.
- **2/11/2025** – District Engineer Chris Beers conducted a field visit to assess, observe and determine possible scope of needed lake bank restoration work.
- **4/8/2025** – CDD Meeting, 2 proposals for the restoration of lake bank behind 9 homes was presented to the Board. After Board and resident discussion, the CDD awarded the project to Premier Lakes, Inc.
- **4/8/2025** – Supervisor Smith sent an email to 9 residents on Waverly Circle explaining his position with the CDD, a description of the project, current status of the project, resident responsibilities to ensure the success of the project and instructed them to contact him if they have questions or concerns about the project.

As of: 7/29/2025

- **5/1/2025** – Supervisor Bergmoser emailed six residents along lake 32 informing them of the start date, length of project and requesting they pass along that information to any of their neighbors that were not included.
- **5/27/2025** – Resident Geoffrey Johnson emailed Staff with concerns about the project vendor accessing the project between his and his neighbor's home. He was informed that the vendor is using the District's lake maintenance easement and would repair and damage that use may create.
- **5/28/2025** – Resident Stan Rosen contacted District Staff about damage to his sod as a result of the project. Premier Lakes, Inc. Bill Kurth informed Staff he would review and meet with the resident to resolve.
- **6/2/2025** – Resident Joe Griffin emailed Supervisor Smith asking why his home was not included in the project despite being included in the survey work.
- **6/4/2025** – Supervisor Bergmoser responded to Resident Griffin's email that the scope of services with the contractor was limited to 9 homes.
- **7/8/2025** – CDD Meeting, numerous residents expressed frustration about lack of communication during the entire process, execution of the work and asked why the work stopped at 9 homes and didn't include others.

This timeline does not include phone calls to residents about the project, nor does it include any on-site meetings that District Staff were not a part of.

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Date: 7/8/25

REMARKS

After the CDD Meeting where a Lake 56 north side erosion issue was discussed, a site visit was conducted to observe the existing condition of north shore of Lake 56. See pictures attached, all taken on 7/8/25 approx. 3 pm.



It is the opinion of this engineer that there is not an imminent danger or extreme condition of failure of this lake bank that would compromise the National Blvd Roadway or the multi-use pathway on the south side.

This bank erosion has occurred over months/years. There can be several contributory factors from wave-action, the drip irrigation system for the tree clusters, overland storm flow, wind/rain forces, seasonal soil matrix cycles (wet season vs. dry season), rise/fall of Lake 56 during cycles of the year, etc.

All tree clusters seem resilient to the erosion occurring at their root system, but their vertical plumb position is being compromised. Even though a couple of the trees (see pictures attached) have totally compromised soil/root balls, they have maintained some verticality for now. Over time, when left untreated, these trees can be compromised.


One of the more predominant factors may be the irrigation system directly on the tree clusters, especially if any of the system is malfunctioning and providing a point discharge to the tree cluster. This irrigation routine concentrated 'point load' could have affected the stability of the lake bank and compromised the compaction of the soil in/around each root system of the tree. This irrigation system in/around the Lake 56 tree clusters should be monitored often.

These trees and root systems can be classified as mature & established. There is an approach where the scheduled irrigation may be modified & only needed during dry season, if this practice is not already implemented.





Recommendation: There needs to be a discussion about whether Lake 56 visibility factor (being adjacent to National Blvd) requires special lake bank treatment. Can the compromised lake bank be remedied with Rip Rap treatment? Or does it need to be re-established as original finished with sodded lake bank all the way to the water line, to maintain visual aesthetics?

Rip Rap Lake Bank Remedy	Sodded Lake Bank Remedy
Cost will be less than Sodded O&M Long term costs: Yearly monitoring Aesthetic: Visible from National Blvd, non-conforming to other Lake 56 bank Method: Geofabric underlay, build up lake bank to slope with Rip Rap (6" minus stone), sod disturbed area	Cost will be more than Rip Rap O&M Long term costs: weekly/monthly landscaping Aesthetic: Consistent with existing Lake 56 lake bank Method: Reinforcement underlay (i.e. geotube, Sox, etc.) Build up lake bank to slope, sod placement

Sarasota National CDD
LAKE 56 SITE VISIT

Pic #1	Pic #2
	
Pic #3	Pic #4
	

Sarasota National CDD
LAKE 56 SITE VISIT

<p data-bbox="110 174 175 205">Pic #5</p> 	<p data-bbox="826 174 891 205">Pic #6</p> 
<p data-bbox="110 1062 175 1094">Pic #7</p> 	<p data-bbox="826 1062 891 1094">Pic #8</p> 

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Sample Lake Bank Restoration Timeline & Communication Plan

1. Initial Assessment (Weeks 1-2):

- **Tasks:** Conduct thorough surveys of the lake banks in question to identify erosion issues and develop lake bank restoration (LBR) strategies.
 1. Provide Field Observation Report to CDD Board for Discussion and Staff Recommendations.
 2. If Staff is to recommend an LBR project, District Engineer to review and provide their assessment at the next CDD Meeting.
 3. If LBR is approved, move on to next phase and execute communication plan
- **Communication:** Host a community meeting to explain the LBR assessment process, expected outcomes of project, homeowner responsibilities if any and gather input from homeowners.

2. Planning Phase (Weeks 3-6):

- **Tasks:** Develop a detailed restoration plan including a timeline, determine if there are any necessary permits, and finalize vendor invite list.
 1. Distribute request for proposal (RFP) to vendors and provide those proposals for the next CDD Meeting agenda.
 2. CDD BOS to discuss and award project to selected vendor
- **Communication:** Distribute emails to homeowners outlining the restoration plan, timeline, and any permit requirements.

3. Procurement and Preparation (Weeks 6-8):

- **Tasks:** Vendor orders materials (e.g., riprap, plants) and prepares the site for restoration work to include having work zone staked and installing any necessary material to protect private property.
- **Communication:** Distribute informational email/FEDEX letter explaining the need for landscapers to identify irrigation assets and ensure they can support sod at the completion of the project. Provide updates via community bulletin boards or emails regarding delays or changes in material availability.

4. Restoration Work (Weeks 9-12):

- **Tasks:** Implement physical restoration efforts, such as bank stabilization and planting of littoral vegetation. Vendor to provide weekly written reports with photographs to District Staff to be incorporated into communications to homeowners.
- **Communication:** Regular updates on work progress through emails, or community meetings, including photos of work in progress to keep homeowners engaged.

5. Final Inspection and Adjustments (Weeks 13-14):

- **Tasks:** District Operations Manager & Engineer to conduct periodic and final inspections to ensure that the restoration meets all quality standards and make any necessary adjustments. Any adjustments will be documented via emails to the District Manager.
- **Communication:** Hold a follow-up meeting to discuss the results of the project, what to expect as plantings settle in, and answer any remaining homeowner questions.

6. Post-Restoration Monitoring (Ongoing):

- **Tasks:** Monitor the lake banks for signs of erosion and the health of the newly planted vegetation.
- **Communication:** Place agendas and discuss at publicly held CDD Meetings.

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From: [Richard Smith](#)
To: [Cleo Adams](#); [Chuck Adams](#); [shane willis](#)
Subject: Re: More to add to the 8/12 meeting
Date: Monday, July 28, 2025 3:22:28 PM

This all happened on lake 25 with the first 3 quads on the right side of Awabuki. Some littorals recently cut, other areas the littorals are completely gone. Only one person answered their door, claiming had no idea who would cut littorals in her back yard. Time for another tutorial, or notifying SN manager about proper etiquette around our lakes for all lakefront residents.

Dick

Sent from my iPhone

> On Jul 28, 2025, at 3:15 PM, Richard Smith <smithrichard113045@gmail.com> wrote:

>

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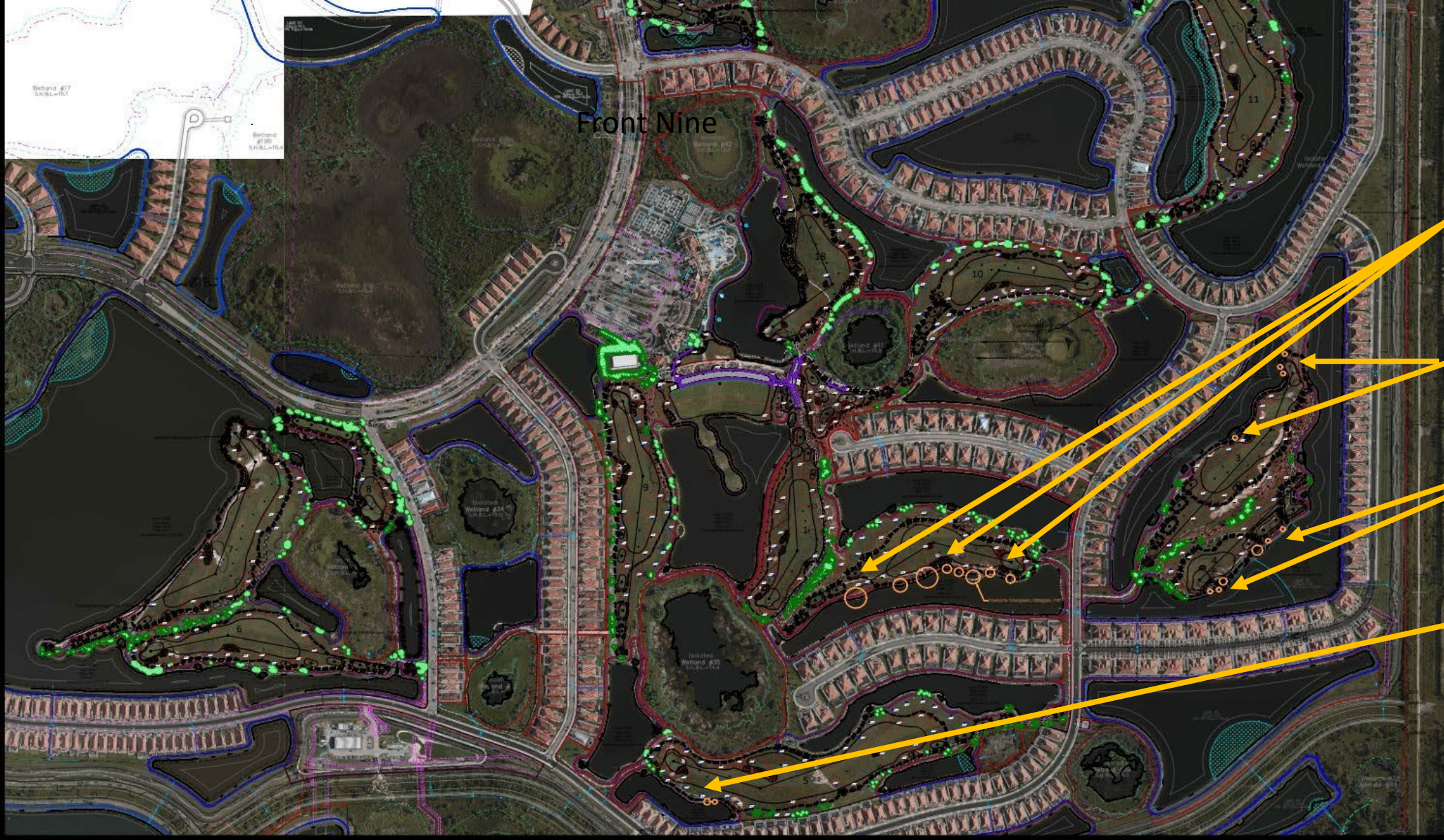
Sarasota National Golf Course Renovation

CDD Synergy Requests in Execution

- Identify trees that interfere with play that currently resides on CDD permitted property, request relocation or planting another tree elsewhere to replace.
- Request permission, if necessary, to replace drainage to lake bank for water run off. This will only be required if broken pipes are discovered during earthmoving (existing catch basin information previously submitted)
- Request agreement to allow the renovation to re-grass lake banks from Top of Bank (Golf Course) to Control Water Level at the renovation's cost. This will improve current lake bank stabilization.
- What is, if anything, required from the CDD to replace existing bulkheads, inspection result require replacement.

Tree Mitigation Request

- Following are aerial maps circling 38 trees currently on CDD permitted property that will interfere with play, we request relocation or planting a replacement at the golf community cost during the course renovation commencing 3/9/26.
- Currently we have hired an arborist to tag and survey trees, so we will have an update once he completes his work for final review.



Projected Tree Mitigation Request

Hole #2 (8)

Hole #3 (4)

Hole #4 (6)

Hole #5 (2)

Hole	Par	Tee 1	Tee 2	Tee 3	Tee 4
1	4	396	369	347	325
2	4	408	378	349	325

Aerial Projected Tree Mitigation Request

Hole #12 (8)

Hole #13 (2)

• Hole 15 (2)

Hole #16 (6)

Catch Basin Inspection

Location Key-

---Catch Basins order of numerical designation runs linear along the fairways center line from each hole's tee box to each hole's green. Each basin has a number designating order from tee to green and has an initial indicating left or right of the fairway center line. (If the first two catch basins closest to the tee box are on the left side of the fairway, then these basins will be labeled "**CB#1L** and **CB#2L**, respectively. If the third basin closest to the tee is on the right side of the fairway, this basin is labeled as **CB#3R**).

---Catch Basins are also labeled in the field. **CB** number designation is sprayed on the basin's metal drain face with orange spray paint.

---Each Catch Basin has a location description, dimensions of the box size and pipe size, a description of inlet pipes and their connections, a lake number if the outfall was able to be confirmed, and notes about proper operation. (*Many outfalls are unable to be confirmed due to high water levels in the lake preventing the observation of water flow. Those that are known to be blocked are labeled as such. Those that are not able to be confirmed are labeled as such.*)

---Inlet connection descriptions include an "# o'clock position" label. These positions are oriented from facing towards the green. Inlets are extensions from other areas such as bunkers that attach at the top of the drain box and drop into the drain.

---All requested drain boxes and drain covers are 12' in diameter and round. All drain pipes are 6". Inlets are mostly 4" unless otherwise noted. (Only one exception due to later add on) Most all inlets are 4" and run from bunkers into drain boxes. There are only 3 drain boxes that are 6" due to replacement after Hurricane Ian but these boxes were not on the requested list of drains to be inspected and kept for renovation. In short, nearly everything requested is in spec and operational for new course plans except for the **BLOCKED** fall out drain on #4.

Hole 1-

- **CB#1L**- Left of Cart Path in the Bahia between the "Y" "split of the cart path. (12" Round Box w/ 6" drain.) Has a 6" inlet pipe at the 1 o'clock position which runs under the cart path to another rough drain on the left-hand side of the fairway, roughly 20 yards away. 6" drain shaped like an outfall, likely to Lake 37, but unable to visually confirm flow. Basin is known to function correctly.

- **CB#2R**- Right side in the rough 10 yards shy of grass mounds. (12" Round Box w/ 6" drain.) Has 4" inlet pipe at the 2 o'clock position. 4" inlet likely left over or were installed after Hurricane Ian when damaged bunkers were changed to turf basins. Known to function correctly.
- **CB#3L**- Left side in the rough, nearly straight across the fairway from **CB#2R** about 10 feet from cart path. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4R**- Halfway between the fairway bunker and green bunkers in the moon shaped low-lying rough area. (12" Round Box w/ 6" drain.) Known to function properly.

Hole 2-

- **CB#1R**- Right side of cart path in the Bahia just past the end of the jade tees. (12" Round Box w/ 6" drain.) Shaped like an outfall drain, possibly to Lake 38, but unable to visually confirm. Known to function properly.
- **CB#2L**- Left rough 30 feet from Lake 37 between two groups of palm trees that border the lake. (12" Round Box w/ 6" drain.) Shaped like an outfall drain. Likely flows into Lake 37 but unable to visually confirm. Known to function properly.
- **CB#3L**- Left rough, 30 feet past 2nd set of grass mounds and about 40 feet from Irrigation controller (Gray cable box). (12" Round Box w/ 6" drain.) 4" inlet connection at 2 o'clock position. Shaped like an outfall drain, likely to Lake 37 but unable to visually confirm. Known to function properly.

Hole 3-

- **CB#1R**- Rough area to the right of the silver tee box. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#2R**- Rough area, 30 feet short of the front right side of the fairway and 40 feet from waste area. (12" Round Box w/ 6" drain.) Known to drain slowly during extreme rain events. Flushed drain with bullet to improve flow but condition may be due to the large basin shape and tall undulations in surrounding area. Drain functions properly during less severe rain events.
- **CB#3L**- Rough area near the center front area of the fairway. Appears center of the hole lay out but is technically left of center. (12" Round Box w/ 6" drain.) Also slow to drain during extreme rain events. Likely due to same conditions as **CB#2R** as they are connected and share surrounding undulations. Drain functions properly during less severe rain events.
- **CB#4L**- Rough area left of the fairway 25 feet from cart path. (12" Round Box w/ 6" drain.) Shaped like outfall drain. Likely outfalls to Lake 64 but unable to visually confirm. Known to function properly.

- **CB#5L-** In the rough, left of the green, just past the left greenside bunker. (12" Round Box w/ 6" drain.) Shaped like an outfall. Likely outfalls to Lake 64 but unable to confirm visually. Known to function properly.

Hole 4-

- **CB#1R-** In the rough, 20 feet to the right of the cart path and surrounded by riff rock. (12" Round Box w/ 6" drain.) **BLOCKED!** The drain is designed to outfall into Lake 36 but the outfall opening is likely covered by layers of dirt pack created during low lake levels. Unable to unblock drain due to rules by CDD which prohibit us from working in the lake. **Drain does not function properly.**
- **CB#2R-** In the rough, 25 yards ahead of **CB#1R** and to the right of the silver tees. (12" Round Box w/ 6" drain.) Drain functions properly but because of its connection to the above drain **CB#1R**, it will back up and pool during the slightest rain events.
- **CB#3L-** In the rough 10 feet from the cart path and shy of the first palm trees in play. (12" Round Box w/ 6" drain.) No inlet or elbow connections, shaped like an outfall. Likely outfalls into Lake 36 but unable to visually confirm.
- **CB#4R-** In the rough, between the U-shaped valley under the pine straw beds. (12" Round Box w/ 6" drain.) Known to function properly.

Hole 5-

- **CB#1R-** Right side rough 20 yards from the lake and 40 yards shy of the first palm trees on the lake shore in line with the front of the fairway. (12" Round Box w/ 6" drain.) Shaped like an outfall. Likely outfalls into Lake 39 but unable to visually confirm.
- **CB#2R-** Follow shoreline in the rough from **CB#1R** and pass 2 more drains every 35 yards. **CB#2R** is the third drain. 20 yards shy of the 2nd set of palm trees on the lake shore, equidistant to the green from the cart path's "Y" split. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#3L-** In the rough at the end of the 1st fairway, 15 feet from the cart path crossover near the first set of blue stakes. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4L-** In the rough, left side of 2nd fairway. Past the 2nd set of palm tree and pine straw beds. Count 8 houses down from the Gray Irrigation control boxes. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#5R-** Rough drain right of the 2nd fairway and left of the cart path near the tree line at the end of Lake 39. No inlet or elbow connections, shaped like an outfall drain. Likely outfalls to Lake 39 but unable to visually confirm. Known to function properly.

- **CB#6L-** In the rough, left of 2nd fairway and 15 yards past the left fairway bunker. (12" Round Box w/ 6" drain.) 4" Inlet connection at 7 o'clock position from bunker. Drain is known function properly.
- **CB#7R-** In the rough left of where the cart path changes from sand to concrete, last drain before the green surrounds. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#8L-** In the rough between the left greenside bunker and Lake 58. (12" Round Box w/ 6" drain.) Known to function properly.

Hole 6-

- **CB#1R-** Rough area to the right of the beginning of the fairway, 20 yards past the first set of shoreline palm trees bordering Lake 57. (12" Round Box w/ 6" drain.) Shaped like an outfall drain. Likely outfalls into Lake 57 but unable to visually confirm. Drain known to function properly.
- **CB#2L-** Rough area to the right of the cart path by the 2nd group of palm trees. Equidistant from the green as **CB#3R**. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#3R-** Rough area to the right of the fairway. 20 yards from the 2nd set of palm trees along lake 57. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4L-** Rough area shy of the grass mounds that are left of the fairway. 25 yards to the right of the fairway and the large oak tree. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#5L-** Rough area left of the fairway and short of the left greenside bunker. (12" Round Box w/ 6" drain.) 4" inlet connection from bunker. Shaped like outfall drain. Likely outfalls to Lake 56 but unable to visually confirm. Known to function properly.
- **CB#6R-** Right side rough straight across the approach from **CB#6R**. (12" Round Box w/ 6" drain.) Drain is known to function properly.
- **CB#7R-** Rough area past the green 15 feet from the cart path. (12" Round Box w/ 6" drain.) Shaped like outfall. Likely crosses under cart path and outfalls into Lake 56, unable to visually confirm. Known to function properly.

Hole 7-

- **CB#1L-** Rough area right of the cart path just past the red Junior tees. (12" Round Box w/ 6" drain.). Known to function properly.
- **CB#2R-** Rough area to the right of the fairway across from the white 150 yard marker. (12" Round Box w/ 6" drain.) Known to function properly.

- **CB#3R-** Rough area right of the fairway and 40 yards shy of palm tree coquina beds, 20 yards past the beginning of lake 56. Shaped like outfall drain, likely outfalls to Lake 56 but unable to visually confirm. Known to function properly.
- **CB#4R-** Rough area between the right-side palm oasis and the lake, 25 yards ahead of **CB#3R**. (12" Round Box w/ 6" drain.) Known to function properly.

Hole 8-

- **CB#1R-** Rough area 20 yards shy of the approach on the right, by the lake and across from the pine straw bed on the high hill. (12" Round Box w/ 6" drain.) Known to function properly.

Hole 9-

- **CB#1R-** Right side of rough just past the beginning of the fairway before the palm trees bordering Lake 76. (12" Round Box w/ 6" drain.) Connecting drain is outfall to Lake 76 and was previously blocked but has now been visually confirmed after clearing outfall with bullet and hose. Both drains now known to be functioning properly.
- **CB#2L-** Rough area between fairway and cart path. Between the 10th and 11th house down from where the cart path crossed from the road to the 9th hole. (12" Round Box w/ 6" drain.). Known to function properly.
- **CB#3R- Unable to locate drain. Likely buried or removed during modifications to bunkers and grass mounds after Hurricane Ian. If it still exists it may be under 6 to 8 feet of dirt and a layer of turf grass. Area has been raised and undulates down to other existing rough drains.**
- **CB#4L-** Rough area between the cart path and the fairway. First drain ahead of the trees adjacent to the Red Junior Tees. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4R-** Right rough short of the right greenside bunkers. (12" Round Box w/ 6" drain.) Inlet connection @ 9 o'clock position coming from drain in the front of the approach. Shaped like outfall drain, likely outfalls into Lake 76 but unable to visually confirm. Known to function properly.
- **CB#5L-** In the rough between the approach and the last set of palm trees that are on the right side of the cart path. (12" Round Box w/ 6" drain.) No inlet connections. Outfall shaped, likely outfalls to unnumbered lake behind the cart barn and the dog park/customer parking area. Known to function properly.

Hole 10-

- **CB#1R**- Rough area, right of the cart path. 3rd catch basin from the Red Junior Tees or 3rd from the first fairway bunker right of the fairway. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#2R**- Next drain up from **CB#1R**, drain is closest to the first fairway bunker on the right. (12" Round Box w/ 6" drain.) 4" Inlet connection @ 11 o'clock position to the fairway bunker. Known to function properly.
- **CB#3L**- Rough area left of fairway straight across from **CB#2R** and even with the 3rd house from the end of Lake 34. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4R**- Rough area between beginning of approach area and the cart path, 20 yards short of the right greenside bunker. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#5L**- Rough area left of the beginning of the approach area short of the left greenside bunker. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#6R**- Rough area in surround to the right of the center of the green on golfers walk up area. (12" Round Box w/ 6" drain.) Shaped like outfall drain. Likely goes under cart path and outfalls to Lake 35 but unable to visually confirm. Known to function properly.

Hole 11-

- **CB#1R**- Rough area right side, 3rd drain along Lake 32 and 40 yards shy of the 2nd group of palm trees that border lake. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#2L**- Rough area 30 feet from the cart path and the 4th drain along the cart path starting from next to the Jade Tees, short of the first fairway bunker. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#3R**- Rough area to the right of the center of the fairway, adjacent to the 4th natural lake filter in Lake 32. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4R**- Rough area bordering right side of the fairway just past it's center. 30 yards ahead of **CB#3R**. Known to function properly.
- **CB#5L**- Rough area next to cart path at the end of the fairway. Last drain before the surrounds on the left side of the green. (12" Round Box w/ 6" drain.) Known to function properly.

- **CB#6R-** Rough area to the right of the approach area past the last group of palm trees that border Lake 32 and short of the grass mounds on right green surround. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#7L-** Rough area just past golfer walk-up from cart path to the green in the left surround area. (12" Round Box w/ 6" drain.) Shaped like outfall, likely passes under the cart path and outfalls to Lake 31 but unable to visually confirm. Known to function properly.

Hole 12

- **CB#1R-** Rough area, 2nd drain left of the cart path. 20 feet past the palm trees where the cart path widens and 50 feet past the front of the fairway. Short of the red junior tees. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#2R-** Rough area, first drain past the Red Junior Tees about 20 feet from the cart path and 40 yards short of the natural lake filter in lake 21. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#3R-** Rough area 20 feet from the cart path and short of the first fairway bunker on the right side of the fairway. 15 yards past the natural lake filter for lake 21. (12" Round Box w/ 6" drain.) 4' inlet coming from the fairway bunker. Shaped like and outfall, likely into Lake 21 but unable to visually confirm. Known to function properly.
- **CB#4L-** Rough area 25 yards past the first left hand side fairway bunker. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#5R-** Rough area, only drain between the two right side fairway bunkers. 35 yards short of the 2nd natural lake filter in lake 21. Shaped like outfall drain, likely outfalls to Lake 21 but unable to visually confirm.
- **CB#6R-** Rough area, only drain between the 2nd and 3rd fairway bunkers on the right hand side of the fairway. (12" Round Box w/ 6" drain.) Shaped like an outfall drain but unable to visually confirm. Known to function properly.
- **CB#7L-** Rough area 20 yards short of the 2nd fairway bunker left of the fairway. (12" Round Box w/ 6" drain.) 4' inlet connection from bunker. Known to function properly.
- **CB#8L-** Rough area left of the fairway 20 yards past the 2nd fairway bunker on the left. (12" Round Box w/ 6" drain.) 4" inlet connection @ 6 o'clock position from the 2nd fairway bunker on the left.
- **CB#9L-** Rough area to the right of the Black Tee on hole #13 Tee 20 feet from the concrete cart path round about. (12" Round Box w/ 6" drain.) 4' inlet connection @ 8 o'clock position. Not sure where this inlet comes from, possible a drain that is buried under the coquina in the plant bed in the roundabout of #13 Black Tee. Known to function properly.

- **CB#10L-** Bahia area near Lake 21 near the plant bed with the large oak tree to the right of the cart path as leaving hole #12 for hole #13. (12" Round Box w/ 6" drain.) Shaped like an outfall drain, likely outfalls to Lake 21 but unable to confirm visually. Known to function properly.

Hole 13-

- **CB#1R-** Rough area right of the cart path after the curve where the cart path cuts across the hole, along the lake line after the first natural lake filter on hole #13. (12" Round Box w/ 6" drain.) Shaped like an outfall drain, likely outfalls to Lake #21 but unable to visually confirm. Known to function properly.
- **CB#2L-** Rough area to the left of the tiny layup fairway plot. (12" Round Box w/ 6" drain.) Shaped like an outfall drain, likely into Lake 20 but unable to confirm visually. Known to function properly.
- **CB#3R-** Rough area, 2nd drain past the first set of grass mounds and just past the second set of palm trees bordering Lake 21. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4L-** Rough area between the 2nd and 3rd fairway bunker, 3rd drain down from where the cart path crosses over to the wetland side. (12" Round Box w/ 6" drain.) 4' inlet from the bunker. Known to function properly.
- **CB#5R-** Rough area to the right of the approach about 25 yards from the greens front edge and past 4th natural lake filter. (12" Round Box w/ 6" drain.). Known to function properly.
- **CB#6L-** Rough drain on back left side of green surround. (12" Round Box w/ 6" drain.) Shaped like outfall drain, likely outfalls to Lake 20 but unable to visually confirm.

Hole 14-

- **CB#1L-** Rough area left of fairway past the pine straw bed near the end of lake 20. CB is 40 yards past the Last natural lake filter in on the west side of lake 20. (12" Round Box w/ 6" drain.). Known to function correctly.
- **CB#2R-** Rough area to the left of the cart path near the greens approach where the cart path open up to turn towards Hole #15. (12" Round Box w/ 6" drain.). Known to function properly.
- **CB#3R-** Rough area, nearly Bahia, right of the green in the surround. (12" Round Box w/ 6" drain.) Shaped like outfall, likely outfalls to Lake 23 but unable to visually confirm.

Hole 15-

- **CB#1R-** Rough area first drain past the right cart path waste area bordering the woods on the right. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#2R-** Rough area right of the green in the surround. (12" Round Box w/ 6" drain.) Known to function properly.

Hole 16-

- **CB#1R-** Rough area at the front of the fairway. Appears to be center but technically to the right of the hole layout between the 4th and 5th house to the right counting from the end of lake 18. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#2R-** Rough area right of the fairway short of the first fairway bunker on the right side. (12" Round Box w/ 6" drain.) 4" inlet connection @ 1 o'clock position to fairway bunker. Known to function properly.
- **CB#3L-** Rough area between 1st and 2nd fairway bunkers on the left side of the fairway. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4L-** Rough area ahead of palm tree oasis with coquina bed 20 yards from cart path after long down slope. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#5L-** Rough area 25 yards ahead of **CB#4L** and 30 feet from the cart path. Last drain before approach area on the left side of the hole layout. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#6L-** Rough area left of the green in golfer walk up. (12" Round Box w/ 6" drain.) Shaped like outfall drain, likely to Lake 26 but unable to visually confirm. Known to function properly.
- **CB#7R-** Rough area right of the green in surround between the two right hand greenside bunkers. (12" Round Box w/ 6" drain.) Unverifiable connection or outfall due to depth and standing water but drain is known to function properly during rain events.

Hole 17-

- **CB#1R-** Rough area right side of the approach. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#2L-** Rough area to the left of the green. Last drain of the left hand surround, 20 feet from cart path as your leaving the hole. (12" Round Box w/ 6" drain.) Shaped like an outfall, likely to Lake 27, but unable to visually confirm.

- **CB#3R-** Rough area, off the back right side of the green near the wetland area, 2nd to last drain from the butterfly area. (12" Round Box w/ 6" drain.). Known to function properly.

Hole 18-

- **CB#1R-** Bahia area to the right of the Jade Tees. (12" Round Box w/ 6" drain.) Shaped like an outfall drain, likely outfalls to Lake 33 but unable to visually confirm. Known to function properly.
- **CB#2L-** Rough area nearest to Gray Irrigation control box bordering the pine straw and palm tree beds on the far left side of the hole. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#3L-** Rough area farthest right drain just before the flower bed on the left hand side of the fairway. (12" Round Box w/ 6" drain.) Known to function properly.
- **CB#4R-** Fairway area center of landing zone from tee box and 20 yards short of end of the first fairway. (12" Round Box w/ 6" drain.) Known to function properly.

Driving Range-

- **CB#1R-** 0 Rough area down the hill from where the coquina cart path enters the right hand side of the driving range from the bag drop. 10' Square Box. **PARTIAL BLOCK!** Drain is known to back up during heavy rain events. Clippings and pine straw beds wash down the hill and often clog the square drain face.

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

11

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JUNE 30, 2025**

	Major Funds		Total
	General	Debt Service Series 2020	Governmental Funds
ASSETS			
Cash - SunTrust	\$ 194,243	\$ -	\$ 194,243
BankUnited - MMA	30,000	-	30,000
BankUnited - ICS	386,214	-	386,214
Investments			
Revenue series 2020	-	837,581	837,581
Reserve series 2020	-	100,000	100,000
Due from general fund	-	7,645	7,645
Total assets	<u>\$ 610,457</u>	<u>\$ 945,226</u>	<u>\$ 1,555,683</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 4,131	\$ -	\$ 4,131
Due to debt service	7,645	-	7,645
Taxes payable	122	-	122
Total liabilities	<u>11,898</u>	<u>-</u>	<u>11,898</u>
Fund balances:			
Restricted for:			
Debt service	-	945,226	945,226
Unassigned	598,559	-	598,559
Total fund balances	<u>598,559</u>	<u>945,226</u>	<u>1,543,785</u>
Total liabilities, deferred inflow of resources and fund balances	<u>\$ 610,457</u>	<u>\$ 945,226</u>	<u>\$ 1,555,683</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ 2,562	\$ 492,066	\$ 489,095	101%
Interest	1,154	10,549	-	N/A
Total revenues	<u>3,716</u>	<u>502,615</u>	<u>489,095</u>	103%
EXPENDITURES				
Administrative:				
Management	3,297	29,678	39,571	75%
Supervisors	-	3,014	6,300	48%
Audit	-	-	7,000	0%
Assessment roll preparation	541	4,875	6,500	75%
Arbitrage rebate calculation	-	750	1,750	43%
Dissemination agent	167	1,500	2,000	75%
Trustee	-	-	11,000	0%
Legal	514	6,616	12,000	55%
Engineering	3,806	17,239	13,000	133%
Postage	-	730	500	146%
Telephone	42	375	500	75%
Insurance	-	12,439	12,500	100%
Printing & reproduction	83	750	1,000	75%
Legal advertising	171	396	1,200	33%
Other current charges	106	1,112	1,000	111%
Annual district filing fee	-	175	175	100%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Property tax bills	-	-	100	0%
Total administrative	<u>8,727</u>	<u>80,354</u>	<u>117,011</u>	69%
Water management:				
Other contractual services	7,488	178,144	312,500	57%
Lake bank erosion repair	27,500	55,000	44,300	124%
Total water management	<u>34,988</u>	<u>233,144</u>	<u>356,800</u>	65%
Other fees and charges				
Tax collector	38	7,360	7,642	96%
Property appraiser	-	-	7,642	0%
Total other fees and charges	<u>38</u>	<u>7,360</u>	<u>15,284</u>	48%
Total expenditures	<u>43,753</u>	<u>320,858</u>	<u>489,095</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(40,037)	181,757	-	
Fund balance - beginning	638,596	416,802	390,438	
Fund balance - ending	<u>\$ 598,559</u>	<u>\$ 598,559</u>	<u>\$ 390,438</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ 7,761	\$ 1,490,472	\$ 1,481,281	101%
Interest	2,938	37,460	-	N/A
Total revenues	<u>10,699</u>	<u>1,527,932</u>	<u>1,481,281</u>	103%
EXPENDITURES				
Principal	-	830,000	830,000	100%
Interest	-	613,800	613,800	100%
Total debt service	<u>-</u>	<u>1,443,800</u>	<u>1,443,800</u>	100%
Other fees and charges				
Tax collector	116	22,292	23,145	96%
Property appraiser	-	-	23,145	0%
Total other fees and charges	<u>116</u>	<u>22,292</u>	<u>46,290</u>	48%
Total expenditures	<u>116</u>	<u>1,466,092</u>	<u>1,490,090</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	10,583	61,840	(8,809)	
Fund balance - beginning	934,643	883,386	799,364	
Fund balance - ending	<u>\$ 945,226</u>	<u>\$ 945,226</u>	<u>\$ 790,555</u>	

Sarasota National CDD

Financial Highlights Report

As of 6/30/25

General Fund

Revenues

Special Assessment On-roll: At 101% Year to Date (YTD) – note the majority are historically received during the month of December as a result of payers taking advantage of the early discount (4%).

Expenditures (through end of June at 66%, and is 9% under straight proration of 75% YTD)

Supervisors: At 48% - The Board has scheduled six meetings per year, although not always held.

Audit: At 0% year to date. The Audit was presented/approved during your July meeting.

Assessment Roll Preparation: At 75% and provided by WHA, and is billed monthly.

Arbitrage Rebate Calculation: At 43% (YTD) To ensure the district's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. Only has to be submitted/reported every five years.

Dissemination agent: At 75% and provided by WHA, dissemination agent services are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.

Trustee: At 0% is an Annual Fee paid to US Bank for the services provided as trustee, paying agent and registrar for the debt service and construction funds.

Legal: At 55% YTD - Legal expenses will fluctuate year by year based on activity.

Engineering Fees: At 133% - Engineering expenses will fluctuate year by year based on activity.

Insurance: At 100% and is a once per year expense typically occurring in October.

Annual District Filing Fee: At 100% is a once per year active status filing with the State of Florida and typically is occurring in October/November.

Other Current Charges: At 111% are Bank charges and other miscellaneous expenses incurred during the year.

Water Management/Other Contractual Services: At 57%. Year to date is specific to Lake Maintenance by Premier Lakes, Midge Fly treatment of Lake 56, EarthBalance October Services for Conservation 10 and Eco-Logic November through January maintenance of Mitigation and Monitoring of Littoral Shelves.

Water Management/Lake Bank Erosion Repair: Specific to bank restoration of Lake 32 w Premier Lakes

Other Fees and Charges: Tax Collector: At 96% - These fees are 1.5% of the assessment levied.

Property Appraiser: At 0% and are 1.5% of the assessment levied.

Debt Service Fund

2020 Series Bond

Expenditures

Principal: At 100% and is paid May 1st of each year.

Interest: At 100%, as 50% of annual interest expense is paid each November 1st, with the other 50% plus the annual Principal amount being paid each May 1st.

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
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 and littoral planting program the CDD will have to undergo.

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

Ms. Whelan stated Staff received certificates of insurance for the traffic light agreement.

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.

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Secretary/Assistant Secretary

Chair/Vice Chair

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2025	Regular Meeting	1:00 PM
November 10, 2025*	Regular Meeting	1:00 PM
February 10, 2026	Regular Meeting	1:00 PM
April 14, 2026	Regular Meeting	1:00 PM
July 14, 2026	Public Hearing & Regular Meeting	1:00 PM
August 11, 2026	Regular Meeting	1:00 PM

***Exception(s)**

The November meeting date is one (1) day earlier to accommodate the Veteran's Day holiday.