MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on August 12, 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)
Elaine Kay	HOA President
Sally Krause (via telephone)	Golf
Brian Holland	Resident
Jerrilyn Schulze	Resident
Bill Smith	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 Brian Holland apologized for removing littorals on CDD property. He stated that he was unaware of prohibitions against doing so and would like to conclude the matter.

Resident Jerrilyn Schulze reserved her comments until after Mr. Kurth's report.

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

- **Lake 32: Update/Resolution to the Sod Concerns**

Mr. Kurth stated that he emailed the Board following his inspection of the Lake 32 shoreline. Tall grasses were trimmed due to concerns that mowers could not access the area. Next week, he and Wetlands Manager Dustin Horman will evaluate spongy areas where sand needs to be filled in. Sand will be ordered and bags will be filled as needed to rectify the spongy effect. Sod will be ordered when the sand repairs are completed; damaged sod will be removed and replaced where necessary. Damaged sod due to a lack of irrigation will be replaced; the project will likely be completed within one month.

Mr. Kurth discussed how water socks will be repaired. Some areas with very steep slopes were treated with sock material as far as possible; the upper area will be improved.

Ms. Schulze expressed concern about areas where the shore sock is showing. Mr. Kurth stated the project will be expedited; once the sand is installed, areas can be mowed. Ms. Schulze asked who is responsible for mowing the area. She presented an email from Juniper stating that they will not mow the uneven area due to holes and erosion. Mr. Kurth stated the areas of concern will be repaired.

Mr. Bergmoser read an email from Mr. Smith:

"Mr. Smith, It is questionable whether I can attend the meeting this Tuesday but I want to supply updates in the sock pillow repair on our Waverly Lake 32 Project. There are still numerous sod spots that are being absorbed by weeds, and not true grass, but the areas have been cut by both Juniper and Premier Lakes as recently as August 9, 2025. The bulkhead of grass at water level had not been cut by Juniper and now it has been trimmed by Premier Lakes. The voids still exist and machine mowing does at point scrape and damage the surface soil. I do think some type of "top dressing" effort and fertilization may encourage and enhance the landscape look, surface and materials. The mowing and care may be something Premier and Juniper can agree on. I won't include the questionable sod pictures but I have them and pictures of Premier's recent trimming if you so desire."

Mr. Kurth stated the intention is to solve those issues within the next month. He will consider some top dressing if bumpiness is still an issue. He will email updates to Mr. Willis. He noted that the sod must be irrigated; he will not guarantee the sod further.

Discussion ensued regarding whether there is irrigation in the area that Juniper can turn on; former presence of St. Augustine grass, which is irrigation dependent in the area; a request for Juniper to install different irrigation heads; the rainy season; the need for residents to irrigate the areas, etc. Mr. Kurth will inspect the area and advise.

Ms. Schulze stated she is irrigating the area in her backyard. It was noted that the area is CDD property. Residents tapping into HOA sprinklers was discussed.

Mrs. Adams stated the CDD will not irrigate that area; cord grasses that do not need irrigation could be installed. The CDD manages the area between where the turf ends and the lake bank begins. She had advised homeowners of their responsibility to irrigate those areas.

FOURTH ORDER OF BUSINESS **Discussion: Lake Bank Restoration Report - Communication Timeline for Lake 32**

The Board and Staff considered and discussed the communications timeline for the Lake 32 Project prepared by Mr. Willis at the Board's request. It was noted that Mr. Buck initiated the communication process, which led to restoration work, and that a transition between the previous and current District Engineer occurred. It was noted that the project was actually finished in late May, 2025 and that the next meeting was in July 2025.

FIFTH ORDER OF BUSINESS **Discussion: Lake 56 Audit Report (Chris Beers)**

Mr. Beers presented the Lake 56 Audit Report completed after the July meeting. There is no imminent danger with the road or the multi-use path; the stormwater management system will function properly. He recommended addressing it now or in the coming months. It can wait until after the rainy season. It was noted that the area is visible from the golf course and it needs to be aesthetically pleasing. Mr. Beers estimated that areas needing repair total 60’ to 80’. It was noted that cypress trees generally provide stabilization but erosion of root balls occurred.

Discussion ensued about the causes of the erosion, whether littorals could have helped, contributing factors, use of riprap, lack of imminent danger and the ongoing nature of erosion.

Staff will request proposals for installation and maintenance of riprap.

SIXTH ORDER OF BUSINESS **Discussion/Consideration: Proposed Lake Bank Restoration Project Timeline and Communication Plan for Future Projects**

This item was presented following the Seventh Order of Business.

SEVENTH ORDER OF BUSINESS **Discussion: Lake 25 Observations**

This matter was previously addressed and Mr. Holland’s actions were forgiven.

- **Discussion/Consideration: Proposed Lake Bank Restoration Project Timeline and Communication Plan for Future Projects**

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

Mr. Willis presented a sample project management plan for use in future projects.

Discussion ensued regarding the need to designate a project manager for each project, variability of timelines, reducing the timespan between meetings, definition of project scope and goals, the ability to schedule emergency meetings with approximately 10 days’ notice, etc.

Mr. Willis will make edits to clarify matters discussed and additional items submitted.

This item will be included on the next agenda.

EIGHTH ORDER OF BUSINESS **Discussion/Update: Maintenance Agreement between the CDD and the Master Association**

Resident and HOA President Elaine Kay stated the Agreement was returned to the CDD’s Attorney for further revisions and she will not discuss it as an agreement has not been reached yet. She expressed concern that the CDD website indicated that an agreement is in place and that

Pat Neal believes that an agreement exists. Mr. Willis noted that the CDD website refers to "maintenance of CDD properties and facilities" not a Maintenance Agreement.

Ms. Whelan stated she spoke with the HOA Attorney late yesterday. She is reviewing a revised version of the Agreement and will work to finalize it, with Board direction. She recalled discussions from the last meeting and stated that the HOA finds the Agreement acceptable, but would like the CDD to bring some of the berms, including on Spartina, to what they consider an acceptable condition so that they are maintaining them and not undertaking a capital replacement.

Discussion ensued regarding lake bank maintenance, such as mowing to be done by the HOA, versus structural repairs to be done by the CDD, and the need for notice of issues.

This item will be included on the next agenda.

NINTH ORDER OF BUSINESS **Discussion: Golf Course Renovation Project Update (Sally Krause)**

Resident Sally Krause presented the Golf Course Renovation Project Update and made the following requests:

➢ Permission to mitigate 38 trees that will interfere with play at the golf course renovation's expense. An arborist and a landscape architect will be on site to provide additional information.

➢ Permission to perform earthwork, if necessary, and to repair or replace any compromised or broken pipes, or any of the 91 catch basins identified on the golf course.

➢ Permission to re-grass 20 to 30 acres of shoreline golf course currently being maintained by golf staff, which is permitted to the top of the bank, at the golf course's expense, to make it look like it is part of the golf course. The architect will determine actual acreage.

➢ Permission to replace bulkheads on Holes #7 and #18 as part of the cost during the renovation, and to know what is required.

Ms. Whelan was directed to draft a License Agreement allowing the Golf Course to work from boats in the lakes to replace the bulkheads on Holes #7 and Hole #18. It was noted that Hole #7 is by Lake 56. A map showing the locations in question will be provided.

Discussion ensued regarding the method of bulkhead replacement and whether dewatering will be done; the Agreement's coverage for damage to CDD property or landscaping; the Agreement that was sent to the Golf Course; collaboration with the arborist and the District Engineer; needing a timeline in order for Ms. Kay to put an item on the HOA agenda for August or September and the pending Agreements.

Mr. Smith stated that the second bulkhead is located on Lake 33. Ms. Whelan suggested the original License Agreement for the Bank Slope Regrading be revised slightly, as it was never executed to encompass these additional tasks. Lakes 33 and 56 are already included.

Mr. Smith questioned the need to mitigate eight trees at Hole #2 and expressed concern about erosion. Ms. Krause stated that Hole #2 will be relocated and noted that the area in question is included in the acres to be re-grassed under guidance of the landscape architect.

On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, directing Staff to continue working on the final form of the Agreement, subject to Legal Counsel approval, and authorizing the Chair to execute, subject to ratification at the next meeting, was approved.

Ms. Krause will ask if the architect can superimpose the future locations of each hole on the map of the golf course. Mr. Smith and Mr. Leuschner stated more information regarding the need to move trees is needed before approval can be given. Ms. Krause described the designer's plan for the hole in question. Mr. Bergmoser asked for the arborist to list the species of trees proposed for the hole.

Discussion ensued regarding relocation of trees, Audubon community certification, whether the cypress trees planted in conjunction with the permit can be relocated, and the need for the District Engineer's input.

TENTH ORDER OF BUSINESS **Discussion/Consideration: Resolution Regarding Vendor Communication**

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Whelan presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

Discussion ensued regarding the annual District Engineer's inspection of infrastructure and systems and the sufficiency of the Report provided.

On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

- **Financial Highlights Report**

Mr. Beers discussed additional requests and ongoing services provided.

Mrs. Adams stated that additional details will be included for line items that exceed the amount budgeted.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of July 8, 2025 Public Hearing and Meeting Minutes**

The following changes were made:

Line 104: Change "sox" to "Sox" and insert "we continue the" after "and"

Line 104: Change “will have to undergo” to “has planned”

Line 243: Delete

On MOTION by Mr. Kasl and seconded by Mr. Istwan, with all in favor, the July 8, 2025 Public Hearing and 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

- **NEXT MEETING DATE: October 14, 2025 at 1:00 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 14, 2025 meeting.

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

Mr. Willis stated that he received five phone calls for alligator removals in the CDD, so he placed an informational brochure on the CDD website and asked the HOA to include periodic reminders. Residents must call the State to report a nuisance alligator, and the State will provide the license number for a trapper. Upon receipt of that information, Mr. Willis can then call to have the alligator removed; however, the person who makes the complaint must be present. In the past, the State has refused to remove alligators as residents do not own the stormwater system. It was noted that alligators must be declared a nuisance in order to be removed.

FIFTEENTH ORDER OF BUSINESS **Supervisors’ Requests**

Mr. Bergmoser expressed appreciation for the inclusion of the commentary about the care and maintenance of the wetlands in the newsletter. He noted that the Lake 25 damage was minimal and expressed concern that further down, another Association completely lacks a littoral shelf. He questioned whether these areas are in compliance given the complete littoral shelf in all other areas. It was noted that the area is a popular fishing spot.

Mr. Willis will research whether littorals have been present in the area in question.

Ms. Schulze asked who is responsible for mowing the property. Ms. Kay stated she is hopeful the HOA will be responsible for mowing in the coming weeks. Ms. Schulze stated that the grass has not been mowed for three to four weeks.

Ms. Kay stated the HOA will hold a workshop on August 18, 2025 at 9:00 a.m.; questions and comments are welcome.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kasl and seconded by Mr. Bergmoser, with all in favor, the meeting adjourned at 2:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair