

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on November 10, 2025 at 1:00 p.m., in person at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present:

Gerald Bergmoser
Cary Leuschner
John Istwan
Douglas Kasl
Dick Smith

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams (via telephone)
Cleo Adams
Shane Willis
Lindsay Whelan (via telephone)
Chris Beers
Jessica Spence
Matt Nabor
Bill Kurth
Elaine Kaye
Sally Krause
Jerrilyn Schulze
Other residents

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
Eco-Logic Services
Eco-Logic Services
Premier Lakes, Inc. (Premier)
HOA President
Golf Renovation Committee
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Bergmoser called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Jerrilyn Schulze would like to discuss the chemical spill. The consensus was that public comments will be accepted regarding this matter during the Fourth Order of Business.

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

Mr. Kurth reported the following:

- After last month's meeting, he emailed photographs of the littorals that residents felt were excessive. He is glad when the most common complaint is the abundance of littorals. While some residents do not appreciate the littorals, the goal is for continued littoral growth.
- Water levels have dropped significantly in the past two weeks. The gradual lake slope makes the drop appear even greater.
- Submerged vegetation was observed in two lakes due to recent treatments. Additional treatments will be applied later this week, wind conditions permitting.
- Algae observed last month was successfully treated.

Mr. Smith noted previous public pressure to cut back on the apron of littoral plantings and stated that he asked Mr. Willis and Mr. Kurth to ask if cutting back on the littoral plantings would have any detrimental effects on the ecology of the ponds as far as water quality and erosion. Both Mr. Willis and Mr. Kurth advised that cutting back the littorals would have a detrimental effect on the ponds. While 15' may seem to be excessive, littorals are beneficial.

Discussion ensued regarding the need for technicians to proactively monitor lake banks for erosion issues.

Mr. Kurth will evaluate the lake banks again when water levels decrease sufficiently. A spreadsheet will be compiled regarding any areas of concern.

FOURTH ORDER OF BUSINESS**Discussion/ Follow-up on Lake 32: Eco-Logic to Discuss Incident of October 10, 2025**

- Incident Report
- Blazon® Blue Safety Data Sheet

Mr. Smith discussed the Incident Report related to a chemical spill on October 10, 2025 involving Eco-Logic employees and the emergency services response.

Eco-Logic representatives Jessica Spence and Matt Nabor responded to questions.

Mr. Smith asked if Pete Nabor was present at the scene when the incident occurred. Ms. Spence stated that he was not. Mr. Smith took issue with Pete Nabor's characterization that the incident was "no big deal."

In response to Mr. Smith's question, Ms. Spence stated that she was unsure which of the crew members called 911. Standard protocol is to call 911 to be transported for evaluation. The affected employees are fine. The report stated that the area was secured to prevent further incidents and that the vehicle was turned off and checked for leaking fuel, etc.

Discussion ensued regarding the details of the incident report, the vehicle, what might have caused the vehicle to overturn, initial cleanup of the concentrated Blazon® Blue indicator dye with fleece material, and additional rinsing of the pavement. Discussion arose about the use of personal protective equipment (PPE), the Sarasota County Sheriff's Office (SCSO) report, transporting the employees for evaluation, Mr. Nabor's comment, need for contract renewals to be considered by the Board, communication issues with contractors who do not speak English, the need for transparency regarding on-site contractors and subcontractors, and the need for branding on vehicles and uniforms.

Mr. Kasl asked for the missteps in communication to be addressed and expressed concern regarding the language barrier. He would like contractor vehicles and uniforms to be branded.

Mr. Leuschner suggested the Incident Report be amended to indicate whether the chemical spill was contained and if it did or did not enter the waterways. Mr. Willis stated that the Blazon® Blue is diluted in the tanks; the Report will be clarified.

Mr. Kurth stated that while the Safety Data Sheet indicates that the indicator dye is harmful to aquatic life and care must be taken to avoid contamination, this incident does not present a major concern to the public.

Mr. Willis stated that all the aquatic chemicals and wetlands chemicals applied in the CDD are State-approved chemicals for their uses, through the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA).

Mrs. Adams stated that licensed and insured technicians apply all chemicals.

Ms. Schulze thanked Mr. Kurth for treating Lake 32 and stated the slope, grass and sod look great. Ms. Schulze stated that she received the Safety Data Sheet from Mr. Willis ten days after the spill. She expressed concern given the advice to “avoid release to the environment” and to remove contact lenses and contact a specialist if irritation persists. She stated nobody in the area of Waverly Circle was notified of any spill. She discussed photos of the area and voiced her belief that the product went down the drain.

Ms. Spence will speak with Mr. Willis regarding additional cleanup efforts.

Mrs. Adams stated the contractors understand that the Board and Staff should have been notified of the incident.

It was noted that information about contract renewals will be provided to the Board.

FIFTH ORDER OF BUSINESS**Continued Discussion: Observation Report
Regarding Berm on South Side of Lake 45**

Mr. Willis stated he met with Juniper regarding the berm. A proposal will be developed to address Phase 1, repairing irrigation and standing up the existing trees. Phase 2 will consist of replacing dead or missing trees and installing the remaining hedge berm. If approved by the Board, he will meet with Ron Hoard, from the HOA, to develop a plan for Phase 3, the aesthetic phase, which would include additional shrubs.

Discussion ensued regarding the scope of work, whether other types of trees are less likely to be blown down compared to live oaks, the need to replace missing trees and whether to install a different species in the place of missing trees to be replaced in Phase 2.

Mr. Willis noted that removing existing trees and installing additional trees in their place would incur additional costs that the Board would need to approve.

The consensus was for Mr. Willis to proceed with Phase 1.

Resident and HOA President Elaine Kaye stated that palm trees are very expensive to repair when storm damage occurs. She stated that Ron and the Common Grounds Committee will consider the project and advise.

Discussion ensued regarding the desire to conceal Manasota Beach Road and to muffle the noise with hedges, such as Clusia.

It was noted that the Waterford golf course planted vegetation between the golf course and I-75 with little to no vegetation.

Mr. Leuschner discussed his engineering experience and stated that, to reduce highway noise, it would be necessary to install a 100' deep area of conifer pine trees, which would only reduce the sound by three decibels; barely detectable by the human ear. However, hedges and vegetation can improve aesthetics and help residents perceive less noise.

SIXTH ORDER OF BUSINESS**Continued Discussion/Update: Golf Course Renovation Project Update (Sally Krause)**

Resident and Golf Renovation Committee Member Sally Krause presented a Disposition Plan for relocating trees during golf course renovations.

Discussion ensued regarding the planned relocation of 68 Sabal Palms.

Ms. Whelan discussed the formal process required if a large number of trees are to be moved from CDD property to HOA property, which is non-CDD property.

Ms. Krause stated that most of the trees to be relocated are situated on Holes 2, 11 and 12. She discussed the scope of work and responded to questions about grading, hardness of Sabal Palms, likelihood that trees will survive transplanting and whether the HOA or Committee will replace trees if they die after relocation.

It was noted that the Board Members would like to review the contract plans and that more detailed information is needed in order for the Board to approve the project.

Ms. Krause believes the Committee will be agreeable to replacing trees if they die and that a Legal Agreement is needed to address specifics, such as trees that die due to storms, transplanting, etc. It will be necessary to specify where to transplant the removed trees.

Ms. Whelan stated the current Agreement addresses responsibility for damage to CDD property, such as irrigation lines, sidewalks, etc.

Ms. Whelan was directed to draft a warranty or guarantee relative to tree relocation. She will work with Mary Hart and Staff in this regard.

Mrs. Adams stated the typical warranty period offered for landscaping is six months.

Discussion ensued regarding dead and damaged trees that will not be removed from wetland and conservation areas, for wildlife habitat purposes.

Ms. Krause stated Engineering Plans are not yet available. The Committee contracted with Black Creek for the bulkhead. A write-up of their process has been provided; when the Engineering Plans are provided, they will be provided to the Board.

Mr. Leuschner stated the Black Creek scope of work assumes that the existing bulkhead was removed. He stated the operation that affects the CDD the most is removal of the existing bulkhead. He asked for all relevant information related to temporary sheeting, dewatering, etc., to be provided to the CDD.

SEVENTH ORDER OF BUSINESS

Update: Message from Sarasota National HOA Board of Directors President Regarding Assessments and Parcel Development

Mr. Bergmoser stated he asked Management to provide information on the Lenders Development sale of Parcels A and H, and the subsequent resulting reduction of annual assessments to existing property owners, as described in Ms. Kaye's October 23, 2025 Memorandum and the Sarasota National Board of Directors' October 22, 2025 Meeting Minutes.

Mr. Adams discussed the following Reports created before bonds are issued, allocation of special and peculiar benefits to properties in the CDD subject to special assessments and vary by product type, and the resulting effects on Operation & Maintenance (O&M) budgets as new phases of development within CDD boundaries begins.

- A. Engineer's Report (for informational purposes)**
- B. Master Special Assessment Methodology Report (for informational purposes)**

C. Bond Refunding Second Supplemental Special Assessment Methodology Report (for informational purposes)

Mr. Adams discussed the allocation of special and peculiar benefits of new properties within the CDD boundaries and bond validation in Circuit Court.

A Board Member asked what entity bears the cost of reworking these Reports when new properties come on board. Mr. Adams stated that, if new properties want to issue bonds, District Management and Staff will assist; the CDD boundaries will be extended, if necessary.

Mr. Adams stated properties within the CDD will tie into CDD infrastructure; the same method used for remaining CDD properties would be followed to allocate their proportionate share of O&M costs for existing infrastructure. If they want the CDD to take on maintenance of the stormwater system, an expansion of the existing Environmental Resources Permit (ERP) would be needed. If separate and distinct, receiving no benefit from existing infrastructure projects, and not tying into the stormwater system, they would be treated as outparcels of the CDD and it would be harder to mandate that they pay any portion of the O&M.

Discussion ensued regarding the need to maintain Wetlands 3 and 7. There are no lakes in Parcel A; however, there are plans for lakes and wetlands to be dug.

Mr. Adams stated these would likely benefit from the CDD system and fall under the ERP and O&M. Any other infrastructure to be financed for those new development areas could be financed through the CDD.

Mr. Adams stated those areas would not be responsible for retirement of debt issued by the CDD for other areas. If they wish to issue debt to offset the cost of additional infrastructure needed to develop those parcels, debt could be issued and the lien would be specific to those properties benefiting in that area. If tying into the existing infrastructure within the CDD, they would be subject to CDD O&M assessments.

Mr. Kasl discussed the useful information in the Engineer's Reports and Methodology Reports in Items 7A through 7C and asked for the Reports to be posted separately on the CDD website, in addition to the meeting minutes.

Mr. Willis stated the Reports will be put on the CDD website but it will take some time for the Reports to be formatted using required Americans with Disabilities Act (ADA) software.

Discussion ensued regarding the original plan that only called for an 18-hole golf course and appears to have called for the creation of Manasota Beach Road, which did not happen at that time and was not paid for via the CDD bonds at that time and was ultimately given to the County by Lennar. A plan to develop two lakes and 258 apartments in Parcel A was noted.

Mr. Kasl asked about the CDD's ability to issue bonds and what process exists for the CDD to fund planned infrastructure such as sinking wells and installing new irrigation pumps via bond issuance, as opposed to funding such projects via special assessments.

Mrs. Adams stated that Mr. Kasl inquired about the CDD's ability to issue bonds. She stated that Mr. Adams recommended a bond issuance of no less than \$2 million for irrigation upgrades due to the costs of issuance and fees, and he noted that constructing utilities, such as irrigation, does not provide a destination for individuals outside the CDD.

Discussion ensued regarding whether a Resolution supporting the rezoning is needed.

Ms. Kaye stated the HOA will inform the Board, as advised by the HOA attorney.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Bergmoser presented Resolution 2026-02, which addresses the following:

- Seats 1, 4 and 5, currently held by Carlton Leuschner, Doug Kasl and Gerald Bergmoser, respectively, will be up for election at the November 2026 General Election.
- Candidates must be a United States citizen, at least 18 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Sarasota County.
- Each Board Member is entitled to receive compensation of \$200 per meeting, up to an annual maximum of \$4,800 per year.
- Each seat carries a four-year term.
- The candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026.

On MOTION by Mr. Leuschner and seconded by Mr. Istwan with all in favor, Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, were adopted.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of September 30, 2025****▪ Financial Highlights Report**

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of October 14, 2025 Regular
Meeting Minutes**

The following changes were made:

Line 30: Change "Kay" to "Kaye"

Line 31 and 172: Change "Howard" to "Hoard"

Line 125: Insert "many" after "by"

Line 135: Change "Glynnis Rock" to "Elizabeth (Liz) Rocque"

Line 170: Change "opined" to "expressed"

Line 171: Change "tenuous" to "better"

On MOTION by Mr. Kasl and seconded by Mr. Istwan, with all in favor, the October 14, 2025 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS**Action/Agenda Items**

This item was not addressed.

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

This report was given after Item 12B.

B. District Engineer: Johnson Engineering Inc.

▪ **Discussion/Update: Relocation of 38 Trees (Chris Beers)**

Mr. Beers stated that, following the last meeting, he inspected the Manasota Beach Road side berm and observed sand erosion. He thinks Juniper will address it.

Mr. Beers recalled discussion about how proactive the CDD will be about stormwater management. He suggested asking current vendors to report issues and for complaints to be addressed promptly. Given budget limitations, the four biannual Southwest Florida Water Management District (SWFWMD) inspections should be the trigger event for inspections.

Mr. Willis stated that he inspects ten different lakes on a rotating basis when he is on site.

A Board Member stated that the Common Grounds Committee directed Juniper to make a concerted effort to reduce water usage.

▪ **District Counsel: Kutak Rock LLP**

This item, previously Item 12A, was presented out of order.

Ms. Whelan stated the HOA approved and fully executed the Maintenance Agreement, effective today.

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

The Board and Staff discussed the various lake management contracts.

Mrs. Adams stated that only five conservation areas require monitoring; the remaining require routine maintenance. The consensus was to bid out all conservation areas.

Johnson Engineering was asked to submit a proposal for monitoring and reporting.

The consensus was to require wetland contractors to have identifying shirts and vehicles. The wetland contract will be updated to require written reports with photographs twice per year.

It was noted that the Premier contract was awarded recently and Premier's work is satisfactory.

The consensus was to leave the lake contract as is and to require crew supervision. Mrs. Adams stated that contractors cannot hire subcontractors without CDD approval.

- **NEXT MEETING DATE: February 10, 2026 at 1:00 PM**

This item was discussed during the Thirteenth Order of Business.

- **QUORUM CHECK**

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

The Field Operations Report was included for informational purposes.

- **Lake 56 Bank Restoration Timeline & Communication Plan**

Mr. Willis stated that Ms. Whelan prepared the contract and he is working with EMC to get it executed. A communication plan will be developed with the HOA and a timeline will be sent; the right lanes might be blocked with cones. Work should begin within three weeks.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member asked if a new bond was started and if only O&M will be collected when the initial bond is paid off in 2039. It was noted that, when the bond is paid off, the O&M assessments will remain.

Mr. Smith suggested meeting more frequently in case decisions are needed.

Ms. Krause voiced her appreciation for the Board and Staff Members.

The consensus was to add and advertise a meeting for January 13, 2026 at 1:00 p.m.

FOURTEENTH ORDER OF BUSINESS

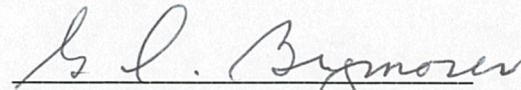
Adjournment

There being nothing further to discuss, the meeting adjourned at 3:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair