

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on January 13, 2026 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
Cleo Adams
Shane Willis
Lindsay Whelan (via telephone)
Chris Beers
Jessica Spence
Matt Nabor
Bill Kurth
Sally Krause
Bryan O'Connor
Jerrilyn Schulze
Other residents

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
Eco-Logic Services
Eco-Logic Services
Premier Lakes, Inc. (Premier)
Golf Renovation Committee
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 asked if watering the dead-looking littorals near her home will restore them when erosion repairs on Hole #7 will commence. She asked for the contractor's contact information to request an estimate for piping work and asked if the CDD re-hired Ecologic. She noted that Ecologic trucks and technicians do not have their logo/branding.

Mr. Willis stated the littorals can be watered. The erosion repair project starting on January 19, 2026 will be on Sarasota National Boulevard, not on the golf course. He will introduce Ms. Schulze to the contractor via email. Regarding Ecologic, Mrs. Adams stated the CDD still

contracts with them but plans to undergo the sealed bid process to replace two contractors; Ecologic is one of them. Mr. Willis stated Ecologic was asked to comply with the branding but it was not part of their contract; branding and the requirement for crews to wear uniforms will be part of the requirements for future work. Mr. Smith thinks there is a communication problem with Ecologic. Regarding branding, he photographed Ecologic technicians wearing vests with the Ecologic logo; however, their trucks and kubotas still need to be branded. Mr. Willis stated he recommended the vests to Ecologic. He will talk to him about branding the trucks as well.

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

Mr. Kurth distributed the Quarterly Lake Report and noted that, on a recent lakes tour he found the weed control efforts on the lake banks and around the littorals to be exceptional. There is minimal torpedo grass. The technician is on site two days per week and is doing an excellent job. Tiny patches of marine naiad spread to 20 or 25 lakes but it is getting ready to go dry. Unless it becomes unsightly, the plan is to wait a few weeks and wipe them out from the lake banks. There is minimal algae in the lakes.

Mrs. Adams and Mr. Kurth responded to questions regarding whether the storm drains will be discussed today and Premier's strategy for future plantings of littorals.

Mr. Smith noted that littorals are planted behind homes and there is an ongoing problem with homeowners who begrudge having littorals in their backyards. Several property owners complained about the littorals and some have even removed them. Mr. Kurth stated CDD Boards should have conversations with property owners before littorals are installed.

Mrs. Adams will ask Mr. Beers to conduct an erosion observation and report his findings and recommendations.

FOURTH ORDER OF BUSINESS**Update: Berm Repair Project – South Side of Lake 45**

Mr. Willis stated Staff drafted a notification about the Lake 45 Berm Project to email to residents. The District Engineer's office helped formulate the scope of services, which was transmitted to Juniper. The original proposal included 8,000' of unnecessary dripline, which was removed and returned the proposal to a reasonable number, which was included in the contract. Juniper currently has the contract, and Juniper informed him that the contract will be executed and transmitted to Management later today. The berm work will be scheduled within the next

couple of months and will be divided into three phases; Phase 1 will entail staking trees and irrigation repairs, including the dripline; Phase 2 is for berm repair; and Phase 3 is plantings.

Asked for an update on Lake 56, Mr. Willis stated the lake bank restoration project is located off Sarasota National Boulevard. Staff composed a resident notification and forwarded it to the HOA to e-blast to residents. Mr. Willis will send a follow-up email to the HOA with the work schedule for the January 19, 2026 start date.

Discussion ensued regarding which residents will be impacted by the lake bank restoration work, the scope of services, project timing and if all materials were delivered.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Golf Course Renovation Project (Sally Krause/Bryan O'Connor)

This item was presented following the Seventh Order of Business.

SIXTH ORDER OF BUSINESS

Authorization to Request for Proposals for Wetlands Maintenance

A. Consideration of Resolution 2026-03, Approving Request for Proposal Documents for Wetland/Conservation Area Maintenance Services; Providing a Severability Clause; and Providing an Effective Date

Ms. Whelan recalled previous discussions regarding solicit proposals. After the last meeting it was determined that it is highly likely the bids would come in above the statutory bidding threshold, which requires the advertising a Request for Proposals (RFP). The Resolution authorizes the RFP and approves the form of notice and the evaluation criteria.

Mrs. Adams questioned the need for a resolution approving the evaluation criteria. Ms. Whelan stated it is a standard process to have the Board authorize the evaluation criteria to protect the CDD in the event of a bid protest.

In response to Mr. Smith’s question regarding an addendum for a mandatory pre-proposal on-site meeting and annual in-house meetings, Mr. Willis stated it would be part of the detailed specifications that go into the contract. Staff would clarify the detailed specifications related to on-site meetings, requirement for branded uniforms and trucks, a pre-bid meeting, and presenting the information to the Board. The Board would then use this guide to determine whether the respondents answered the questions in their bids. Mr. Kasl asked how Staff would

gauge a vendor’s productivity. Mr. Willis stated Staff will include a requirement to include a report system to the Board with photo documentation of service treatments.

Mr. Leuschner proposed the following changes in the evaluation criteria:

#2 Experience: Change 25 to 20 points

#3 Understanding Scope of RFP: Change 15 to 20 points

On MOTION by Mr. Bergmoser and seconded by Mr. Leuschner with all in favor, Resolution 2026-03, Approving Request for Proposal Documents for Wetland/Conservation Area Maintenance Services; Providing a Severability Clause; and Providing an Effective Date, as amended and in substantial form, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion/Ratification of Southwest Florida Water Management District (SWFWMD) Letter of Authorization for Water Use Permit

Discussion ensued regarding the SWFWMD Letter of Authorization for Water Use Permit, the Geologist who is currently working with the HOA on the well constructions and the number of wells that will be needed to provide adequate irrigation for the golf course and the community.

Resident Sally Krause voiced her belief that two to three wells will be needed.

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan with all in favor, the SWFWMD Letter of Authorization for Water Use Permit, allowing hydraulic testing for water wells, was ratified.

- **Continued Discussion/Update: Golf Course Renovation Project (Sally Krause/Bryan O’Connor**

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

Ms. Krause recalled that, at the previous meeting, the Board requested a tour of the property with Mr. Beers regarding the tree mitigation plan that the Golf Renovation Committee provided. Committee members toured with Mr. Beers and Mr. Leuschner and the consensus was that there were no issues with the plan. She hopes that this was sufficient.

Mr. Leuschner stated, as a homeowner, he has an issue with the cost of the trees, but, as a CDD Board Member, he understands what Ms. Krause and Greg explained and the care that the Committee will take in removing and replanting the trees.

Asked about the plans for a large live oak tree on the lake side near Hole #14, Ms. Krause stated the plan is to keep the tree. She provided the demolition plan for the bulkhead. Asked about the green and yellow colors on the golf course map, Ms. Krause stated green indicates the tree will stay and yellow indicates removal.

Discussion ensued regarding the rationale for removing or relocating the trees, golfer safety, esthetics, Holes #2 and #15, tree costs, demolition phase, bulkhead replacement and removal of existing retaining wall and two lakes.

Ms. Krause will send Mrs. Adams additional details regarding the demolition/removal phase of the renovation project.

EIGHTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form the Terms of Office;
Authorizing Notice of the Qualifying Period;
and Providing for Severability and an
Effective Date**

A. October 1, 2024 - September 30, 2025 [Posted]

Mrs. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

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

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Relating to the Amendment of the Budget
for the Fiscal Year Beginning October 1,
2024 and Ending September 30, 2025; and
Providing for an Effective Date**

Mrs. Adams presented Resolution 2026-04. This will help avoid a finding in the audit.

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan with all in favor, Resolution 2026-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

- **Financial Highlights Report**
The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of November 10, 2025 Regular Meeting Minutes

The following changes were made:

Line 118: Insert "Hoard" after "Ron"

Line 132: Insert "with little to no sound mitigation effect" after "I-75"

Line 134: Change "sound" to "noise"

Line 135: Change "decibels; however" to "decibels, barely detectable by human ears.

However"

Line 167: Change "deep-watering" to "dewatering"

Line 175: Change "CDD's" to "Lennar's Development"

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with all in favor, the November 10, 2025 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Action/Agenda Items

Mrs. Adams stated this list was developed to monitor several ongoing projects.

THIRTEENTH ORDER OF BUSINESS

Discussion/Consideration of February Meeting Location or Date Change to Tuesday, February 17, 2026

On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, changing the February Meeting Date to February 17, 2026, was approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- **Fork Creek**

This was an addition to the agenda.

Ms. Whelan noted a creek in one conservation area that flows on site and then off site and a plan to take water from the Manasota Beach Road Extension for stormwater runoff. Staff recently learned that the canal has obstructions preventing the free flow of water. The concern is that there will be stormwater drainage issues when construction commences on Manasota Beach Road. The adjacent owner offered to clean out the drainage ditch once to get it in working order and ensure it operates sufficiently and asked the CDD to continue canal maintenance.

Ms. Whelan discussed whether the CDD can provide an easement to the County for maintenance, who alerted District Counsel of this, the identity of the adjacent landowner, why wetland waterflow mitigation is not the responsibility of the entity constructing the creek, whether to approve the cleanup request and debris removal.

On MOTION by Mr. Bergmoser and seconded by Mr. Kasl, with all in favor, authorizing the adjacent landowner to enter CDD property to clean up the creek, and authorizing Ms. Whelan to enter into a license agreement with the adjacent Landowner/Developer, was approved.

B. District Engineer: Johnson Engineering Inc.

There was no report.

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

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

The next meeting will be held on February 17, 2026 at 1:00 p.m.

- **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**

This item was addressed during the Fourth Order of Business.

FIFTEENTH ORDER OF BUSINESS

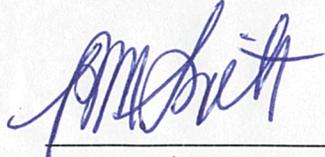
Supervisors' Requests

There were no Supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kasl and seconded by Mr. Bergmoser, with all in favor, the meeting adjourned at 2:15 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair