

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on February 17, 2026 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	Assistant Secretary
Dick Smith	Assistant Secretary

**Also present:**

Shane Willis	Operations Manager
Lindsay Whelan (via telephone)	District Counsel
Bill Kurth	Premier Lakes, Inc. (Premier)
Jeff Landers	EMC Divers
Pete Nabor	Eco-Logic Services
Calvin Serviss	EarthBalance
Bryan O'Connor	Golf Renovation Committee

**Members of the public present:**

Mary Clark	Elaine Kaye	Ellen Pelan	Chip Campbell	Jerrilyn Schulze
Bill Mayes	John Walker	Gary Balakier	Dave Truxton	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Bergmoser called the meeting to order at 1:00 p.m.

Supervisors Bergmoser, Leuschner, Istwan and Smith were present. Supervisor Kasl was absent.

**SECOND ORDER OF BUSINESS**

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

Resident Gary Balakier, a member of the Danbury Association, asked if the Association has the ability to manage its own shorelines. It was noted that shoreline management is

exclusively the responsibility of the CDD. Asked why some shorelines are raked, with no weeds, while others have an abundance of weeds, Mr. Bergmoser explained that the littoral plants are installed purposefully; invasive weeds are identified and eradicated by work crews. Littorals are planted to filter the rainwater that flows into the lakes, which helps keep the lakes cleaner, impedes, erosion, and saves costs as lake bank erosion repair is an ongoing expenditure of the CDD. There is a long-term plan to plant more of the shoreline areas with littorals. It is a matter of time and budget and the work must be done in the rainy season to assist with the survivability of the littorals. Asked how much of the shoreline is specifically under the CDD's management, Mr. Willis stated it is generally from the control elevation where the sod ends to the center of the lake.

Discussion ensued regarding the littorals, why some lakes are not planted, the Developers, the County not following up on shoreline inspections, the difference between the lakes in northern states versus Florida lakes, and a previous incident of Copper Leaf residents cutting the littorals near their homes for fishing purposes and the CDD subsequently requesting reimbursement of \$800 per home from those residents.

Resident Elaine Kaye asked about the decreasing water levels in the lakes and commented that she thinks some of the littorals are dying off. Mr. Bergmoser stated the Board plans to first add plants to areas without plants and have Mr. Kurth identify areas where the plants are dying off and apprise the Board before making repairs.

Mr. Leuschner stated a recent cold snap may have adversely-impacted the plants. He believes the root system within the littorals will provide the necessary moisture to maintain the plants littorals that is damper than what is visible on the surface.

Resident Ellen Pelan asked why a man was extracting water out of the pond near her home. When asked, he told her the golf course gave him permission but he did not know the name of the person. The person told her not to worry about it. She conferred with John Gold, of the Golf Course Renovation Committee, who was managing the project. He confirmed that the ponds are governed by the CDD and water should not be extracted from them and told her he would contact the boring company doing the work. She does not understand why the project team leader did not make sure crews understood that the lakes are not available for extracting water.

Resident Bill Mayes stated he followed up on this, confirmed that the contractor has been advised that crews are not permitted to extract water from any lakes and assured that all the water trucks are connected to the irrigation system; the issue is currently resolved. Mr. Bergmoser stated the lake in question is Lake 43.

Discussion ensued regarding the shallowness of the lakes, the boring company, the opinion of some that there is a lack of oversight, what will occur when the actual construction of the golf course is underway, and borings that were being earmarked for Wetland #34.

▪ **Update: Lake 56 Bank Restoration Project – EMC Divers (Jeff Landers)**

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

• **Contract Agreement with CDD**

Mr. Landers stated the Lake 56 Bank Restoration Project is completed and it went smoothly. Mr. Willis stated he conferred with the Engineer who certified the project complete and, pending today's discussion, Staff will submit payment for the work.

Mr. Bergmoser asked Mr. Willis and Ms. Kaye to ask Juniper to water the sod on Lake 56, along National Boulevard. Mr. Willis stated the request was made and will be followed up on by District Staff.

Discussion ensued regarding hydration of the sod, the restoration project, the sprinklers, and how Juniper will irrigate the area.

Mr. Leuschner questioned why Management is now presenting the Contract Agreement when it was executed in October. Mr. Willis stated contracts are usually executed by Staff. Ms. Whelan stated, unless the Board directs otherwise, Staff does not bring executed contracts back to the Board because the Board already approved the proposal and authorized Staff to proceed. Mr. Leuschner stated he does not have a problem with the contract. His issue is with the exhibit, which is the technical portion of the work. He thinks the Board needs to review the technical portion of the work before any work is done; he would have liked to have seen the sections.

**THIRD ORDER OF BUSINESS**

**Update: Premier Lakes, Inc. (Bill Kurth)**

Mr. Kurth stated there is very little to report. He discussed the low water levels, the unappealing look of the plants due to cool temperatures and drought conditions, the weeds, and the necessary removal of an alligator in Lake 56.

Asked if it would be helpful to have more frequent Lake Bank Inspection Reports if the Board increases the number of meetings, Mr. Kurth stated it would not make a difference. There are no rapid changes to littoral plant growth and the majority of plantings being done are to fill in areas that have not had plants before, instead of replacing damaged plants.

▪ **Discussion: Removal of Nuisance Alligators**

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

Mr. Bergmoser stated no one on the Board has ever advocated for removing alligators en masse; the consensus is to protect and preserve the wildlife and he, personally, resents it when a resident calls to have an alligator removed for staring at a pet dog. In this instance, the circumstances were completely different. Mr. Landers and his crew were working on the lake and were threatened by a large alligator while setting up.

Mr. Willis stated Mr. Landers called and informed him that the crew doing restoration on Lake 56 were chased out by an aggressive alligator that was floating on top of the water column, showing its size. He described the unnatural behavior of the alligator, discussed the reasons that caused that, and the subsequent removal of two aggressive alligators from the lake through the Statewide Nuisance Alligator Program (SNAP). Mr. Landers has a permit for this and was authorized to call it in by Mr. Willis.

Mr. Bergmoser reviewed the timeline of the removal of the alligators from the lake.

Ms. Kaye stated she received an email from Mr. Bergmoser and stated Darryl Wilde responded saying protocols for removals must be established; at a minimum, the HOA's office should be involved when removal is requested.

A resident stated that Mr. Wilde previously assured the community that no alligators would be removed without his permission, so there is a disconnect here. Mr. Willis stated there is no disconnect; it is not Mr. Wilde's responsibility or his legal authority to authorize removal. The CDD owns and operates the lakes and anytime a CDD contractor is in danger of a wild animal, that animal will be removed. Management does not have to ask for permission to do that. He stated he could have communicated better on the front end of this but the CDD does not need the HOA's permission.

Discussion ensued regarding whether there was no other alternative than resorting to removal, the documented proof of aggressive behavior by the alligators, confusion regarding

alligator removals, the current removal policy, the Florida Fish and Wildlife Commission, and the trappers.

Resident John Walker found it unacceptable that no HOA Board Members were involved in the decision to remove the alligators. He believes there is a breakdown and it is more extreme than what is being acknowledged. If this happens again, he thinks the HOA needs to be involved.

Resident Mary Clark thinks residents enjoy watching alligators in the ponds and asked about the procedure if an alligator leaves the pond and approaches a home. Mr. Bergmoser stated residents should call or email Mr. Wilde, who will make a decision regarding whether to remove the alligator once it is out of the lake. The CDD's approval is required for removal from the stormwater lakes. The protocol is already in place.

Mr. Landers stated, although he understands the residents' position, the CDD's Management company is the customer and his point of contact is Mr. Willis or the Florida Wildlife Commission hotline. He responded to questions regarding his company's policy regarding removals and the average depth of water that the divers work in.

Mr. Smith reviewed his timeline of the events. He believes he should have been contacted. He thinks communication to the Board Members fell short of what would be acceptable. Mr. Willis stated the current policy is that the Board Chair is the point of contact for Staff outside of publicly advertised meetings, and that is who was contacted.

Discussion ensued regarding why Mr. Willis is the point of contact, the perceived communication issue, and the aggressive behavior of the alligators.

**FOURTH ORDER OF BUSINESS**

**Update: Summary Reports**

**A. Eco Logic (Pete Nabor)**

Mr. Nabor reported that everything is progressing well despite the dry conditions. Crews were on site 14 of 27 working days in December and lake maintenance will resume in March.

Mr. Smith asked for Ecologic vehicles to have decals to distinguish them from other vendors.

**B. EarthBalance (James Baron)**

Mr. Willis stated Mr. Baron has been assigned to another area so Calvin Serviss will be the primary contact going forward.

Mr. Serviss stated EarthBalance crews worked on preserve maintenance in Phase 10 on the southern boundary, in December. A detailed report was submitted to Mr. Willis.

**FIFTH ORDER OF BUSINESS**

**Update: Berm Repair Project – South Side of Lake 45**

This item was addressed following the Seventh Order of Business.

**SIXTH ORDER OF BUSINESS**

**Update: Lake 56 Bank Restoration Project – EMC Divers (Jeff Landers)**

This item was presented following the Second Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion/Update: Golf Course Renovation Project**

Resident Jerrilyn Schulze referenced a photograph of an alligator and recalled questioning Mr. Landers about the alligators at the November 10, 2025 meeting and he told her it was not an issue because, when the divers start vibrating the water, the alligators go elsewhere. She voiced her opposition to removal of alligators from the lake. In her opinion, the alligators were not given a chance to go elsewhere while the divers were working.

Mr. O'Connor stated he received an email from Sally Krause explaining the choice of bulkhead material and runoff prevention into the lakes from the ongoing construction. He stated Ms. Krause was recently promoted to the Board of Directors and Bill Mayes is the current Chair of the Golf Course Renovation Committee.

Mr. Walker questioned the CDD's role in choosing the design aspects of the golf course, and stated he would like to understand the separation of duties. Mr. Bergmoser stated the only supervision the CDD Board has is when the work affects the CDD lake banks and, since the bulkheads are in the lake, their potential failure would be problematic for the CDD.

Mr. Mayes and Mr. O'Connor responded to questions regarding erosion behind Bulkheads 18 and 7, the choice of vinyl material for the bulkheads, soil loss, how the contractors will prevent soil from contaminating the lake during bulkhead replacement project, and the CDD maps.

Discussion ensued regarding prior tree removals, whether an oak tree on Hole #14 will be preserved, the HOA inheriting unmaintained assets.

Mr. Bergmoser stated he previously asked Ms. Whelan’s assistant to forward the Agreement between the CDD and the HOA to the Board. He pointed out that, regarding lake bank slope regrading, the District Engineer can be on site at any time to make sure contractors are doing what they should be doing. Mr. Beers conferred with the contractor and set up communication lines. The Agreement states that if anything disturbs, ruins or damages CDD property, the HOA is liable.

▪ **Update: Berm Repair Project – South Side of Lake 45**

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

Mr. Willis stated the work is slated to commence on February 23, 2026. The first two phases will be filling the berm and the irrigation repair. The contract was executed with Juniper Landscaping.

**EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration of CDD Oversight Privileges During Golf Course Renovation Projects**

This item was addressed during the Seventh Order of Business.

**NINTH ORDER OF BUSINESS**

**Discussion: Removal of Nuisance Alligators**

This item was presented following the Third Order of Business.

**TENTH ORDER OF BUSINESS**

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

Mr. Bergmoser presented the Unaudited Financial Statements as of December 31, 2025.

• **Financial Highlights Report**

The financials were accepted.

Resident Chip Campbell discussed his belief that there is a need for increased communications between the CDD and the HOA. He asked about future reserves for water management and wetland maintenance. Mr. Bergmoser stated there are no restricted funds or reserves set up for water management and the word “future” is not used. Ms. Whelan stated the CDD is a governmental entity and there are budgeted amounts for unforeseen work in this area and, if that unforeseen work does not come to fruition, the funds can be re-allocated to any other

line items in the budget. The budget is more of a guide to try to highlight what the Board intends to expend on the different line items, but it is not restricted like an HOA or another type of cooperative budget.

Discussion ensued regarding the \$80,000 budgeted for lake bank erosion repair, the balance sheet, the operating budget and unrestricted funds.

Ms. Whelan stated copies of the CDD’s budget and the previous year’s audited financial statements are posted on the CDD website for residents to access.

**ELEVENTH ORDER OF BUSINESS**

**Approval of January 13, 2026 Regular Meeting Minutes**

The following change was made:

Line 145: Insert “Byrick” after “Greg”

**On MOTION by Mr. Istwan and seconded by Mr. Smith, with all in favor, the January 13, 2026 Regular Meeting Minutes, as amended, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Action/Agenda Items**

This item was not addressed.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

There was no report.

**B. District Engineer: Johnson Engineering Inc.**

- **Discussion/Update: Lake 17 Erosion Concerns**

There was no report.

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

- **Discussion/Consideration of Additional Meetings for FY2026**
- **NEXT MEETING DATE: April 14, 2026 at 1:00 PM [Presentation of FY2027 Proposed Budget]**
  - **QUORUM CHECK**

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

The Field Operations Report was included for informational purposes.

Resident Dave Truxton distributed documents and stated he is a real estate professional, broker, and developer. He recently asked Mr. Adams to be included on today’s agenda. He previously represented WCI on the entitlements of certain parcels and was involved with Sarasota National DOTC and entitlements before the WCI acquisition. He referenced an area map and stated a large parcel was set aside for a 65-acre regional stormwater facility. As part of the entitlements of when ANH proceeded for entitlement approvals, Sarasota County informed him that there was still an interest in either the County or a private developer purchasing the property that was intended for the stormwater facility. Mr. Truxton stated he is a land consultant/broker and land buyer and holder for conservation for development and other projects. He presented a letter of intent to purchase the 65-acre stormwater facility and to do due diligence on the property. He stated the offer is \$15,000 per acre, but the CDD is free to obtain an appraisal. A few steps would have to occur to see the full potential of the land in question. Mr. Truxton read the following statement on the back of the map:

“The applicant should consider restoration of a portion of Ford Creek location and the AE flood zone as a flood plan enhancement project.”

Discussion ensued regarding the County, land excavation, the limits of the impact, who will benefit from the project, land use, and restrictions.

Mr. Willis stated this item will be included on the next agenda.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

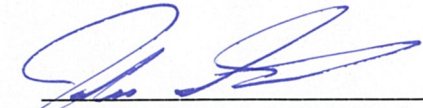
Mr. Smith asked if the Board would like to meet more often to address resident concerns about the golf course renovation project and if Porto-potties could be obtained to accommodate crews working on the golf project.

Discussion ensued regarding whether the Board budgeted for additional meetings, adding an additional meeting in June or July, the golf course renovation timeframe, the irrigation component of the project, watering restrictions from the State, and comfort stations.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor, the meeting adjourned at 3:05 p.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair