

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on April 14, 2026 at 1:00 p.m., in person at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present:

Cary Leuschner	Vice Chair
John Istwan	Assistant Secretary
Dick Smith	Assistant Secretary
Doug Kazl	Assistant Secretary

Also present:

Chuck Adams	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)
James Barron (via telephone)	EarthBalance
Ron Hoard	Master HOA Vice President and Resident
John Walker	Resident
Steven Larkin	Resident
James OConnor	Resident
Kathleen Malloy	Resident
Nancy Larkin	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Leuschner, Istwan, Smith and Kasl were present. Supervisor Bergmoser was absent.

SECOND ORDER OF BUSINESS

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

On behalf of the Master HOA, resident and Master HOA Vice President Ron Hoard stated they want to know the schedule to complete the berm repair project on the south and north sides of Lake 45. He thinks a recent rain caused some recently installed dirt to washout on the north slope. If the CDD decides to undertake restoring the landscaping along the berm on Lakes 40 and 45 back to its original condition, the Master HOA would like to know the schedule and meet with the CDD to collaborate on the landscaping plans to ensure cohesiveness.

Resident John Walker expressed his and several residents’ concerns about transparency related to discussions at the last meeting about the potential sale of a parcel of land owned by the CDD that was not an agenda item, which raised several questions. Mrs. Adams asked Mr. Walker to defer his questions to the Seventh Order of Business. Mr. Leushner noted that the individual arrived at the end of the meeting unannounced.

Residents Steven Larkin, James OConnor and others wished to hold their comments until the Seventh Order of Business.

Resident Kathleen Malloy, of 25256 Spartina Drive, asked for the dead palm tree in the conservation across from her home to be removed. Mr. Willis will confirm the location. It was noted that the tree cannot be removed if it is in the conservation area.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. (Bill Kurth)

Mr. Kurth distributed and presented the Quarterly Lake Report. Considering the time of year, the littorals are healthy and are beginning to fill in on some lakes. Downspout washouts were identified at the two lakes where there are no littorals. Those lakes would benefit from littorals in the future if the Board changes the policy of not obstructing residents’ views.

Mr. Smith asked what impact installation of the silt fence during the Golf Course Renovation project will have on maintaining the wetlands or the ponds. Mr. Kurth stated another company handles the wetlands. He thinks the silt fence looks professional and it protects the water line. The fence will create some difficulties, but his crews are familiar with working around the fencing. Residents should expect to see torpedo grass taller than usual due to access issues, but that helps during the application process.

Mr. Kasl asked which littoral plant is thriving the best during the drought. Mr. Kurth stated arrowhead appears to be thriving, but that could be due to the heavy rains before the warmer weather. He recommends keeping littoral plants.

DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE

THE REMAINDER OF MINUTES TRANSCRIBED FROM MEETING NOTES/DOCUMENTS

FOURTH ORDER OF BUSINESS

Update/Summary Reports

- A. Eco Logic (Pete Nabor)**
- B. EarthBalance (Calvin Serviss)**

There were no reports as no services were provided since the last meeting.

FIFTH ORDER OF BUSINESS

Update: Berm Repair Project – South Side of Lake 45

Mr. Willis reported the following:

- Initial repairs, including standing up trees, irrigation repairs and erosion mitigation, were completed.
- Additional repairs will be required and Staff is currently sourcing a proposal.
- There are difficulties due to the recent turnover of three Juniper managers.

Mr. Hoard asked for the installation plan for missing plantings. He asked for the CDD to work with the HOA on this. Staff and the Board Members agreed to do so.

Discussion ensued regarding repair options, including pine straw and planting of sod; the need for additional irrigation if sod is installed; and sod selection and labor costs.

Mr. Willis will provide a repair proposal, pine straw proposal and vegetation selection options at the next meeting, after consulting with the HOA.

SIXTH ORDER OF BUSINESS

Continued Discussion/Update: Golf Course Renovation Project

Mr. Leuschner stated he attended the April 1, 2026 meeting concerning the installation of wells for irrigation. The HOA will post a project progress report on their website soon.

SEVENTH ORDER OF BUSINESS

Discussion: Potential Land Sale of 65 Acre Parcel to Bella Terra Land

The Bella Terra Land Letter of Intent for the Potential Land Sale of 65 Acre Parcel was presented. No Bella Terra Land representative was present to support their purchase request.

Each Board Member discussed the importance of the conservation areas and the fact that there is no benefit to the CDD to sell the land. All Supervisors stated they are against this proposal. It was made clear that the proposal was not solicited by Staff nor the Board.

Resident Tony Gargula asked the Board of Supervisors to clarify their position, were they for the purchase or against the purchase.

Resident Steven Larkin asked the Board and Staff to identify themselves.

On MOTION by Mr. Smith and seconded by Mr. Leuschner, with all in favor, formally rejecting the purchase offer and request to sell the 65 acre parcel to

Bella Terra Land and expressing the Board’s disinterest in any future purchase requests, was approved.

A. Consideration of Bryant Miller Olive P.A. Engagement Letter

This item was no longer warranted, based on the above action.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, 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

Mr. Adams explained the need to amend the Fiscal Year 2025 budget, which was previously approved at the January 13, 2026 meeting; however, additional journal entry adjustments were necessary. He reviewed the changes to the Fiscal Year 2025 Budget that necessitated the Resolution.

On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor, the Resolution 2026-05, 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.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Mrs. Adams presented Resolution 2026-06. She reviewed the proposed Fiscal Year 2027 Budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, including changes that allowed the assessments to remain flat, year-over-year.

On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, Resolution 2026-06, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication for August 11, 2026 at 1:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Regarding the Award of the Request for

Proposals for Wetland/Conservation Area Maintenance Services; Providing a Severability Clause; and Providing an Effective Date

Mr. Willis explained the sealed bid process. Two of the five organizations who originally requested the Request for Proposals (RFP) package attended the required pre-bid meeting. EarthBalance was the sole respondent; their response was received on time.

Mr. Willis stated he understands the Board’s reservations about awarding project contracts on just one bid. In this situation, the two options are to accept the EarthBalance bid and read their bid into the record and award the contract to them. The other option is to reject the bid and go through the sealed bid process again.

Mr. Istwan asked if additional bids could be expected if the CDD goes through the process again. Mr. Willis stated he fully expected to receive three bids this time after speaking with the qualified vendors. Mr. Leuschner stated he does not think it is necessary to go through the RFP process again, as EarthBalance had always been a great contractor for the CDD. Mr. Kasl agreed.

Mr. Willis stated EarthBalance’s bid was \$217,000 for two maintenance events per year, for a two-year contract.

On MOTION by Mr. Leuschner and seconded by Mr. Kasl, with Mr. Leuschner, Mr. Kasl and Mr. Smith in favor and Mr. Istwan dissenting, accepting and proceeding with the single response to the RFP for Wetland/Conservation Area Maintenance Services, was approved. [Motion passed 3-1]

Mr. Adams presented Resolution 2026-07.

On MOTION by Mr. Leuschner and seconded by Mr. Kasl, with all in favor, Resolution 2026-07, Regarding the Award of the Request for Proposals for Wetland/Conservation Area Maintenance Services to EarthBalance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

Mr. Smith requested additional meetings, as he thinks it is important to meet more regularly. Consideration of holding a meeting in January 2027 will be on the November agenda.

A Board Member asked Staff to obtain a proposal to plant littorals this year.

The following change was made to the Fiscal Year 2027 Meeting Schedule:

DATE: Change “July 13, 2027” to “June 8, 2027”

On MOTION by Mr. Kasl and seconded by Mr. Istwan, with Mr. Kasl, Mr. Istwan and Mr. Leuschner in favor and Mr. Smith dissenting, Resolution 2026-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date, was adopted. [Motion passed 3-1]

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

- **Financial Highlights Report**

Mr. Adams and Mrs. Adams presented the Unaudited Financial Statements as of February 28, 2026 and the Financial Highlights Report. Staff will correct the bank title of the General Account and transfer \$200,000 to the Insured Cash Sweep Account.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of February 17, 2026 Regular Meeting Minutes

The following changes were made:

Line 48: Insert “with littorals” after “areas”

Line 61: Change “Mr. Leuschner stated that a recent cold snap adversely-impacted the plants. He believes there is a deeper root system with the littorals that is damper than what is visible on the surface.” to “Mr. Leuschner stated that a recent cold snap may have adversely-impacted the littorals; he believes that they have deeper root systems that provide them moisture.”

Discussion ensued regarding EMC Divers, Lake 56, lake bank restoration, dead sod due to no irrigation, and residents asking for the common area to be watered. Juniper was notified to do that, along with maintaining the sod and irrigation, but they did not.

Staff will review the language about responsibility to the waters edge in the Declarations to include in the letter to the homeowners, the HOAs, and Mr. Hoard.

Line 65: Change “Cole” to “Gold”

Line 68: Delete “She expressed concern about this happening in the CDD.”

Line 84: Insert “the sod on” after “water”

Line 196: Delete “, and the impression that the CDD Board is slowing down the renovation project”

On MOTION by Mr. Istwan and seconded by Mr. Kasl, with all in favor, the February 17, 2026 Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Action/Agenda Items

Items 1 through 13 and 15 and 16 were completed.

FIFTEENTH 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

Mr. Beers reported that JEI/Apex received a notification about a Phase 13 South West Florida Water Management District (SFWMD) inspection. He will follow up with the Board at the next meeting. He discussed lake bank restoration needed on Lake 17.

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

• UPCOMING MEETING DATES

➤ **June 9, 2026 at 1:00 PM**

➤ **August 11, 2026 at 1:00 PM [Adoption of FY2027 Budget]**

○ **QUORUM CHECK**

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

The Field Operations Report was included for informational purposes.

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leuschner and seconded by Mr. Kasl, with all in favor, the meeting adjourned at 2:45 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair