MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on June 9, 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 (via telephone)	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)
Jeff Landers	EMC Divers
Brian Chambers	GulfScapes
Ron Hoard	Master HOA Vice President and Resident
Ron Mordegan	Master HOA
Jerrilynn Schulze	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

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

SECOND ORDER OF BUSINESS **Public Comments: Agenda Items [3-Minute Time Limit]**

No members of the public spoke.

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

Mr. Kurth stated crews are having difficulty keeping up due to limited access. Lakes are extremely low; shelves are big and wide, and vegetation is growing. Additional crews will be added to get caught up. The inspection for the next Quarterly Lake Report will be completed at the end of June. The Quarterly Report will be included on the next agenda.

Mr. Kurth was thanked for noting erosion so that preventative measures can be taken.

- **Discussion/Consideration of Littoral Planting Projects**

Discussion ensued regarding Mr. Kurth's previous recommendations about installing additional littoral plantings behind homes to help prevent erosion.

Mr. Kurth will forward updated recommendations in advance of the next meeting to allow Board Members to visit prioritized areas before the next meeting.

Mrs. Adams stated recommendations and a map showing locations, and a proposal will be included in the next agenda. She recalled that the Board directed Premier to review, prioritize, and propose recommended littoral plantings on an annual basis two years ago.

It was noted that EarthBalance monitors conservation areas. A Report will be included in the August agenda.

Discussion ensued regarding planting littorals on property lines where runoff issues occur, the likelihood that those issues would occur even with littoral plantings, the difficulty addressing lot line erosion and the need to complete repairs prior to installing littorals.

Mr. Kurth stated littorals are more preventative than for repairing erosion.

FOURTH ORDER OF BUSINESS **Update: EarthBalance Quarterly Reports (Calvin Serviss)**

This item will be presented at the next meeting.

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

A. Discussion/Consideration Hedge Installation Bids

I. EarthBalance

II. GulfScapes

Mr. Willis stated he and Mr. Hoard inspected the berm. The original project included four parts: repair to the north side of the berm; installing a hedge line; irrigation work; and replacement of damaged and fallen trees. GulfScapes and EarthBalance bid on the hedge installation. Mr. Willis noted a typo on the first page and stated both contractors will provide 942 Clusia hedges; bids were provided with 15 and 25-gallon Clusia. It was noted that, if the Board directs, Staff can seek bids for 7-gallon Clusia, which would be less expensive.

Discussion ensued regarding growth, size and maintenance of Clusia.

Mr. Hoard stated he appreciates the CDD’s generous potential offer and that, given the choice, Sarasota National would choose 15-gallon Clusia to shield residents from view of E Manasota Beach Road. He stated that Bob Marinello, President of the Sarasota National Master Association, advised that, if the CDD were to approve the hedges, the Master Association would perform all irrigation at an estimated cost of $24,000 and undertake replacement of the 71 missing trees on that berm, at an estimated cost of $25,000 to $32,000. Under the Master Association’s Maintenance Agreement to maintain landscaping along the berms, Juniper would perform all trimming and maintenance.

Ron Mordegan, of the Master Association, stated the Master Association repaired all the missing tree bubblers and all are now functional. He recalled that the bids specify 3,850’ of double irrigation lines, one in front and one behind; the infrastructure is not in place and would be installed by the Master Association.

Mr. Willis noted that the bubblers would help the trees survive, and sprinklers would help establish sod growth and help prevent additional erosion on the berm.

Mr. Mordegan believes that 9’ to 10’ hardwood trees would be installed over an 18-month period due to budget constraints.

Discussion ensued regarding the need to consider the types of hardwoods that are available and appropriate according to County guidelines; the need to add Terra Sore compost to help retain water where Clusia is planted in sandy soil; use of driplines rather than sprinkler heads; the responsibility of the CDD to address erosion along the north and south side of the berm; whether the berm can be plateaued to strengthen the integrity of the Clusia roots; the possibility that Sarasota National might receive a fence from the County; and various possibilities regarding the structure of the berm.

Mr. Willis stated, if the project is approved, Staff will work with the Master Association and contractors to make sure the irrigation or dripline are installed first, then hedges would be installed. Repair and additional sod would be installed after irrigation.

Mr. Mordegan stated Juniper is prepared to install irrigation with 10 days' notice. He will work with Mr. Willis to coordinate installation.

Mr. Leuschner suggested installing the Clusia in a shallow trench at the top of the berm to collect rainwater. Asked how this would affect the bid and if it is a possible solution, Brian Chambers, of GulfScapes, stated that would help retain water, especially rainfall. He noted the need for erosion control. Mr. Leuschner expressed support for improving the soil in the berm, as it is primarily sand.

Mr. Chambers stated Clusia can thrive with variable soil and thrive as long as irrigation is adequate. It was noted that Clusia is a very hardy plant, but plentiful water is needed in the first two weeks. Mr. Willis stated the plantings have a 90-day warranty.

Mrs. Adams stated $43,920 remains in the "Water management: Lake bank erosion repair" line item. Unassigned Fund Balance is approximately $386,000. Lake 17 will be considered on the next agenda; those repairs would be included in the Fiscal Year 2027 budget.

Discussion ensued regarding the timing and phasing of the project and the need to extend the timeframe, given the 30-day validity of the proposals. Mr. Willis believes both bidders will likely accommodate the request.

Mr. Mordegan estimated that the timeline for the Master Association installing the 71 trees would be no more than 18 months; the matter could be discussed at an upcoming meeting. Irrigation would be installed in conjunction with the hedges.

Mr. Chambers stated GulfScapes can hold the proposal price for five to six months. He noted the benefit of planting early is the rainy season, as 15-gallon Clusia can reach 6' tall after the rainy season. He responded to questions regarding the scope of work, his firm's training and experience and local references. It was noted that irrigation will be installed, and the Master Association will be responsible for maintenance of the landscaping.

On MOTION by Mr. Leuschner and seconded by Mr. Smith, with all in favor, Gulfscapes Landscape Management Services proposal #5514, in the amount of $98,162, was approved.

Mr. Willis will email a schedule of the project to the Board and the HOA.

Mr. Hoard will have the HOA provide a memo of costs to be paid by the HOA and by the CDD.

SIXTH ORDER OF BUSINESS **Discussion/Consideration of Lake Bank Restoration (Lake 17) Bids**

A. Crosscreek Environmental, Inc.

B. EMC Divers, Inc.

C. Landshore Enterprises, LLC

Mrs. Adams noted the need for pictures of areas of concern and for residents to complete repairs for which they are responsible, before the CDD can complete repairs.

Mr. Willis stated that homeowners will be notified of the need for repairs; however, contractors will not be recommended.

This item was deferred and will be included in the October meeting agenda.

SEVENTH ORDER OF BUSINESS **Discussion/Update: Lake 56 Sod Concerns**

Mr. Smith stated he inspected the area on the east side of Lake 56 three times. He displayed and discussed pictures and stated, in his estimation, over 40% to 50% of sod never took due to lack of hydration. He referred to pictures from last week and stated he has not seen an appreciable difference. He expressed concern about the sod failing. Mr. Willis stated the project was completed to the scope and specifications approved; this is a maintenance problem, not an installation problem.

Mr. Mordegan observed that Juniper installed 360-degree sprayers. He thinks the CDD should have gone through the General Manager rather than communicating with the vendor. The sod is being irrigated but it might not be enough at this point.

Asked if the integrity of the work done by EMC Divers will be affected if the sod dies, Mr. Beers stated it could jeopardize the geotube if the sod is lost.

Jeff Landers, of EMC Divers, recommended removing the top layer of sod, back filling, and resodding. He will provide a quote in the hopes that a not-to-exceed amount can be approved. Mr. Willis stated that Staff would ask the HOA to have the irrigation heads flagged and asked to be notified of any deficiencies.

Discussion ensued regarding Juniper's Regional Manager's willingness to go above and beyond with the sod replacement, and the direction for CDD Staff not to communicate with Juniper staff any further.

EIGHTH ORDER OF BUSINESS **Continued Discussion/Update: Golf Course Renovation Project**

There was no representative present to provide an update. It was noted that residents receive weekly updates. This item will remain on the agenda.

NINTH ORDER OF BUSINESS **Consideration of 2026-09, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

A. Amended Rules of Procedure

Mrs. Adams presented Resolution 2026-09. Ms. Whelan noted that the Rules of Procedure have been updated since previously approved and will be presented and approved at a public hearing.

On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, Resolution 2026-09, to Designate August 11, 2026 at 1:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 as the

Date, Time and Place of Public Hearing, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2026**

- **Financial Highlights Report**

Mrs. Adams presented the Unaudited Financial Statements as of February 28, 2026 and the Financial Highlights Report. Staff is working with Accounting to verify whether a double charge for postage occurred; it will be corrected, if applicable.

Mr. Adams stated Surplus Fund Balance and other savings within the budget will be used to offset the cost of the berm repairs; assessments will not be affected.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of April 14, 2026 Regular Meeting Minutes**

The following changes were made:

Line 12: Change “Kazi” to “Kasl”

Line 95: Delete “Golf Course Committee” and insert “concerning the installation of wells for irrigation” after “meeting”

Line 95: Change “They” to “The HOA”

Line 106: Change “Gargula” to “Giardullo”

On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, the April 14, 2026 Regular Meeting Minutes, as amended, were approved.

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

Items 3 and 5 were completed.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Johnson Engineering Inc.

Mr. Beers reported that JEI/Apex received a notification about a backyard erosion issue at 10607 Corkwood Court. He will review the area for required bank restoration.

Mr. Bergmoser stated a property owner asked about removing palm trees planted by the Developer in a lake tract on private property. It is not a CDD issue. Mr. Bergmoser will speak with the homeowner.

Mrs. Adams noted that if EarthBalance has issues accessing the conservation area for maintenance, the CDD could remove the trees. Mr. Beers will review the survey and advise.

Discussion ensued regarding the condition of the golf course lakes. It was noted that Mr. Kurth will advise if access issues exist.

It was noted that, per the CDD's Agreement with the golf course, the District Engineer has the right to access the golf course any time to check work performed in lakes and wetlands.

Discussion ensued regarding contractors' liability and the need to ask the General Manager's permission before inspecting lakes on the golf course.

Mr. Beers will schedule a meeting with Bill Kurth to review the lakes on the Golf Course.

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

- **1,824 Registered Voters in District as of April 15, 2026**
- **NEXT MEETING DATE: August 11, 2026 at 1:00 PM [Adoption of Budget]**
  - **QUORUM CHECK**

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

The Field Operations Report was included for informational purposes.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests

There were no Supervisors' requests.

Mr. Landers, of EMC Divers, provided a quote for the aforementioned sod project. The cost to haul away existing sod, provide some fill, regrade, freshen up the turf mat if necessary, and install 2,700 square feet of new sod is $6,625.

Mr. Smith expressed concern as to whether Juniper will be prepared and do an adequate job irrigating the area. Mr. Willis will communicate with the General Manager and provide the information to the HOA GM.

On MOTION by Mr. Bergmoser and seconded by Mr. Leuschner, with all in favor, the EMC Divers proposal, in a not-to-exceed amount of $7,000, was approved.

Resident Jerrilynn Schulze asked for an explanation of the number of registered voters. It was noted that 1,824 registered voters includes all household members residing in the CDD who are registered to vote. Ms. Schulze asked if any candidates have qualified for the three seats that will be up for election at the November 2026 General Elections. It was noted that candidates must apply at the Supervisor of Elections office; the CDD does not have that information.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bergmoser and seconded by Mr. Istwan, with all in favor, the meeting adjourned at 2:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

___________________________________ Secretary/Assistant Secretary

___________________________________ Chair/Vice Chair