

**MINUTES OF MEETING  
TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Board of Supervisors of the Toscana Isles Community Development District was held on **Wednesday, December 3, 2014 at 10:00 a.m.**, at the offices of Vanguard Land, LLC, located at 5310 Clark Road, Suite 106, Sarasota, Florida 34233.

**Present at the meeting were:**

Samantha Hays	Chair
Brian Watson	Vice Chair
Alexander Hays	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Rick Woodville	Wrathell, Hunt and Associates, LLC
Mark Straley ( <i>via telephone</i> )	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:28 a.m., and noted, for the record, that Supervisors Samantha Hays, Alexander Hays and Brian Watson were present, in person. Supervisors Daniel Peshkin and John Peshkin were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Ratification of Material Orders/Contracts**

**A. Southern Pine Lumber**

- **Certificate of Entitlement**
- **Purchase Order**

Mr. Wrathell presented the Southern Pine Lumber Certificate of Entitlement and purchase order for the Board's consideration. He indicated that the amount of the purchase order

was \$141,819.72. Mr. Wrathell advised that the developer paid a deposit of \$15,609.60 to the contractor.

Mr. Watson pointed out that there is a provision in the master agreement indicating that additional orders may be placed for materials at the same unit price; however, materials may increase by as much as 1.5%. If an increase occurs, it will be noted at a future meeting.

**On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the Southern Pine Lumber Purchase Order, in the amount of \$141,819.72, was ratified.**

**B. BSB Design Inc., Architecture Services for Gatehouse**

Mr. Wrathell presented a proposal from BSB Design Inc., in the amount of \$2,300, for general architectural services related to construction of the gatehouse. He noted that the attached fee schedule is related to any services above and beyond the proposal amount.

**On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the BSB Design Inc., proposal for architecture services for the gatehouse, in the amount of \$2,300, was ratified.**

**FOURTH ORDER OF BUSINESS**

**Capital Improvement Contribution Agreement - \$1,149,538.29 (for informational purposes)**

Mr. Wrathell explained that, pursuant to the Series 2014 Trust Indenture, the developer was required to make an initial capital improvement contribution of \$1,149,538.29. The Capital Improvement Contribution Agreement allowed the developer to pay for expenses related to the Series 2014 project and/or make cash payments. A requisition was submitted to the trustee to document that \$1,055,358.78 was paid for expenses. Mr. Wrathell indicated that the developer also contributed \$94,179.55, in cash, which was remitted to the trustee, for deposit in the construction account.

**FIFTH ORDER OF BUSINESS**

**Consideration of Uniform Method of Collection Agreements**

- A. **Sarasota County Property Appraiser**
- B. **Sarasota County Tax Collector**

Mr. Wrathell presented agreements with the Sarasota County Property Appraiser and Tax Collector for the Board’s consideration. He explained that, in the future, assessments for platted and sold lots will be placed on the tax bill. The Property Appraiser agreement enables the District to begin preparation of an assessment roll.

**On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the Uniform Method of Collection Agreement with the Sarasota County Property Appraiser, was approved.**

**On MOTION by Mrs. Hays and seconded by Mr. Hays, with all in favor, the Uniform Method of Collection Agreement with the Sarasota County Tax Collector, was approved.**

**SIXTH ORDER OF BUSINESS**

**Approval of November 5, 2014 Regular Meeting Minutes**

Mr. Wrathell presented the November 5, 2014 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the November 5, 2014 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel**

There being no report, the next item followed.

- B. **District Engineer**

There being no report, the next item followed.

**C. District Manager**

**i. Approval of Unaudited Financial Statements as of October 31, 2014**

Mr. Wrathell presented the Unaudited Financial Statements as of October 31, 2014. He reviewed the "Balance Sheet", on Page 1, and indicated that the "Debt Service Fund" reflects the debt service reserve and the remaining funds in the "Cost of Issuance" account. Requisitions were submitted for the "Capital Projects Fund" and should be reflected in the trust statements on the November Unaudited Financial Statements, if they are processed. Mr. Wrathell noted that the "General Fund" reflects the expenses for the first month of Fiscal Year 2015. The activity in the "Debt Service Fund" is related to the bond issuance.

**On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the Unaudited Financial Statements as of October 31, 2014, were approved.**

**ii. NEXT MEETING DATE: December 17, 2014 at 10:00 A.M.**

Mr. Wrathell stated that the next meeting is scheduled for December 17, 2014 at 10:00 a.m. He advised that bids for construction related items and are due by 5:00 p.m., on December 22. Staff is contemplating opening the December 17 meeting, discussing any construction related issues and continuing the meeting to December 23, at this location.

**NINTH ORDER OF BUSINESS Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**TENTH ORDER OF BUSINESS Public Comments**

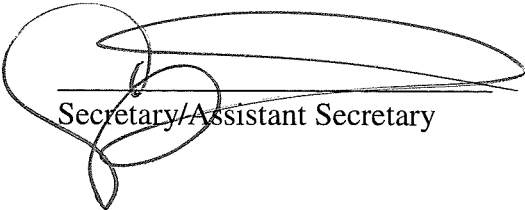
There being no public comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mrs. Hays and seconded by Mr. Hays, with all in favor, the meeting adjourned at approximately 10:41 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

*Stays*  
Chair/Vice Chair