

**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, September 2, 2015 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
John Peshkin	Assistant Secretary

Also present were:

Michal Szymonowicz	Wrathell, Hunt and Associates, LLC
Mark Straley (<i>via telephone</i>)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2015/2016 Budget**

*****Mr. Szymonowicz opened the Public Hearing.*****

No members of the public were present.

*****Mr. Szymonowicz closed the Public Hearing.*****

A. Affidavit of Publication

Mr. Szymonowicz presented the affidavit of publication for today’s Public Hearing, which was published in a newspaper of general circulation.

B. Consideration of Resolution 2015-3, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Szymonowicz presented Resolution 2015-3 for the Board’s consideration. He read the title into the record:

“THE ANNUAL APPROPRIATION RESOLUTION OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE”

Mr. Szymonowicz indicated that the version of the budget in the agenda package was modified. He advised that assessments would be levied and will be 100% off roll, as Sarasota County was not prepared to issue tax bills on the parcels that were recently platted; hence, “Developer contributions” was changed to “off roll assessments” but the amounts were the same. Mr. Szymonowicz stated that bills will be issued to the purchaser of the 164 lots, in Phase I, which will be sold in approximately two weeks. Other landowners will receive individual, off roll billings.

Mr. Szymonowicz explained that there will be payments for operation and maintenance (O&M), as well as debt service. Debt service payments are related to the lots and/or unplatted land that was included in the bonds issued last year. Mr. Szymonowicz advised that O&M payments were divided over 654 lots included in the part of the District that is to be developed, and the addition of approximately 200 lots, not included as part of the bond issue, which will most likely be part of a subsequent debt issuance.

On MOTION by Mrs. Hays and seconded by Mr. Watson, with all in favor, Resolution 2015-3, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016; Authorizing Budget Amendments; and Providing an Effective Date, as amended, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-4, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Szymonowicz presented Resolution 2015-4 for the Board’s consideration. He read the title into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2015/2016; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE”

Mr. Straley noted that there were two blank exhibits to the resolution, one being the adopted budget and the other being the assessment roll. He suggested that the Board adopt the resolution and direct Staff to add the assessment roll, consistent with the District’s previously approved assessment methodology.

Referring to “SECTION 3. Collection”, Mr. Watson asked if tax bills collected by the Property Appraiser are due by March 31. Mr. Szymonowicz advised that this is how off roll collections would be handled if the District were to mirror the on roll collection procedure. If the Board preferred to modify the schedule in SECTION 3, the modification must apply to all property owners, not just purchasers of the 164 lots in Phase 1, so that it is equitable.

Mr. Watson recommended modifying the resolution to reflect that one lump sum payment is due by March 31, 2016. Mr. Szymonowicz noted that the assumption results in six months of uncovered operating expenditures; during that time, an advance will be requested.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, Resolution 2015-4, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, replacing the language in SECTION 3., referring to partial payment dates, with “100% due by March 31, 2016, for all landowners”, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2015-5,
Adopting the Annual Meeting Schedule
for Fiscal Year 2015/2016**

Mr. Szymonowicz presented Resolution 2015-5 for the Board's consideration. He explained that this resolution sets the District's annual meeting schedule for Fiscal Year 2015/2016. The exhibit indicates that twice per month meetings will continue; unnecessary meetings may be cancelled.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, Resolution 2015-5, Adopting the Annual Meeting Schedule for Fiscal Year 2015/2015, as presented, and authorization for Staff to advertise, accordingly, was adopted.

SIXTH ORDER OF BUSINESS**Ratification of the Following Items:**

- A. Sarasota Land Services, Inc., *Change Order #10* (\$77,427.84)**
- B. Permacast, *Change Order #2* (\$16,764.00)**
- C. Creative Wetlands, Inc., *Proposal #0815-14TI* (\$4,000.00)**
- D. Florida Fence, *Change Order #2* (\$656.00)**

Mr. Szymonowicz presented Sarasota Land Services, Inc., Change Order #10, in the amount of \$77,427.84, Permacast Change Order #2, in the amount of \$16,764, Creative Wetlands, Inc., Proposal #0815-14TI, in the amount of \$4,000, and Florida Fence Change Order #2, in the amount of \$656, for ratification.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, Sarasota Land Services, Inc., Change Order #10, in the amount of \$77,427.84, Permacast Change Order #2, in the amount of \$16,764, Creative Wetlands, Inc., Proposal #0815-14TI, in the amount of \$4,000 and Florida Fence Change Order #2, in the amount of \$656, were ratified.

- **Sign Masters of Florida Proposal for 12 No Parking Fire Lane Signs (\$1,140.00)**

*****This item was an addition to the agenda.*****

Mrs. Hays presented a Sign Masters of Florida proposal for 12 'No Parking, Fire Lane' signs, in the amount of \$1,140, for ratification. She explained that the signs were necessary to continue development.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the Sign Masters of Florida proposal for 12 No Parking, Fire Lane signs in the amount of \$1,140, was ratified.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. July 15, 2015 Regular Meeting**
- B. August 5, 2015 Regular Meeting**
- C. August 19, 2015 Regular Meeting**

Mr. Szymonowicz presented the July 15, 2015, August 5, 2015 and August 19, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the July 15, 2015, August 5, 2015 and August 19, 2015 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business to discuss, the next item followed.

NINTH 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 July 31, 2015**

Mr. Szymonowicz presented the Unaudited Financial Statements as of July 31, 2015. He indicated that expenditures were at 68% and revenues were under budget, due to unprocessed funding requests.

Mr. Szymonowicz advised that the May debt service payment was processed and assessments were received. The November 1 payment will be billed this month. He pointed out that \$3.6 million remains in the “Capital Projects” fund, for construction.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the Unaudited Financial Statements as of July 31, 2015, were approved.

ii. NEXT MEETING DATE: September 16, 2015 at 10:00 A.M.

Mr. Szymonowicz noted that the next meeting will be held on September 16, 2015 at 10:00 a.m., at this location.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

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

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

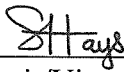
On MOTION by Mrs. Hays and seconded by Mr. Hays, with all in favor, the meeting adjourned at 10:52 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary





Chair/Vice Chair