

**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, May 18, 2016 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
Alexander Hays	Assistant Secretary
Brian Watson	Assistant Secretary

Also present were:

Craig Wrathell	Wrathell, Hunt and Associates, LLC
Vivek Babbar (<i>via telephone</i>)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:00 a.m., and noted, for the record, that Supervisors Samantha Hays, Brian Watson and Alexander Hays were present, in person. Supervisors John Peshkin and Daniel Peshkin were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2016-1,
Approving the District's Proposed Budget
for Fiscal Year 2016/2017 and Setting a
Public Hearing Thereon Pursuant to
Florida Law; and Providing for an
Effective Date**

Mr. Wrathell presented Resolution 2016-1 for the Board's consideration. The Resolution sets the Public Hearing for September 7, 2016, at 10 a.m. at this location. The budget will be adjusted to reflect that debt assessments owed by the Master Developer will be billed off roll and

the platted and sold lots will be on roll. There will be 164 on roll units, with the balance off roll. Staff spoke with District Counsel about reducing “Legal” fees due to the minimal level of legal activities. “Engineering” is a nominal amount, as any engineering activity will be paid from the bond requisitions related to construction. The “Property appraiser” and “Tax collector” line item will be reduced because all units will not be placed on the tax roll. The Assessment Table, on Page 6, will be modified, with a break down of the on-roll versus the off-roll assessments.

Ms. Hays asked who is responsible for posting on the District’s website. Mr. Wrathell indicated that management is responsible. Ms. Hays noted a larger expense last year for the website than was budgeted. Mr. Wrathell explained that upgrades were necessary due to additional State legislative requirements. On Page 6, Ms. Hays asked if other product types for Unit 1 Phase 2 and Phase 3 should be reflected. Mr. Wrathell wanted to ensure that the product does not trigger a true-up payment, under the bonds. Any adjustments to the Operation and Maintenance (O&M) will be small.

Mr. Watson discussed including Equivalent Residential Units (ERUs) with Mr. Szymonowicz, as the assessment methodology is based on ERUs rather than units.

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, Resolution 2016-1, Approving the District’s Proposed Budget for Fiscal Year 2016/2017, as amended, and Setting a Public Hearing for September 7, 2016, at this location, was adopted.

FOURTH ORDER OF BUSINESS

**Notice of Landowners’ Meeting:
November 2, 2016 [Seats 2, 4, 5]**

A. Sample Notice of Landowners’ Meeting

Mr. Wrathell stated that a Landowners’ election will be held in November. The seats of Supervisors Watson, Peshkin, and Alexander Hays will be up for election. The District is required to advertise the Landowners’ election. The new office address of 6561 Pulmar Park Circle Suite B, Sarasota Florida 34238, will be advertised as the meeting location.

B. Sample Election Instructions

This item was provided for informational purposes.

C. Sample Landowner Proxy

This item was provided for informational purposes.

FIFTH ORDER OF BUSINESS

Approval of March 2, 2016 Regular Meeting Minutes

Mr. Wrathell presented the March 2, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Hays and seconded by Mrs. Hays, with all in favor, the March 2, 2016 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SEVENTH 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 March 31, 2016

Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2016.

On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the Unaudited Financial Statements as of March 31, 2016, were approved.

ii. 0 Registered Voters in District as of April 15, 2016

There were zero registered voters residing within the boundaries of the District as of April 15, 2016.

iii. UPCOMING MEETING DATES:

- **June 1, 2016 at 10:00 A.M.**
- **June 15, 2016 at 10:00 A.M.**
- **July 6, 2016 at 10:00 A.M.**

The next meetings will be held on June 1, June 15, and July 6, 2016.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

NINTH ORDER OF BUSINESS

Public Comments

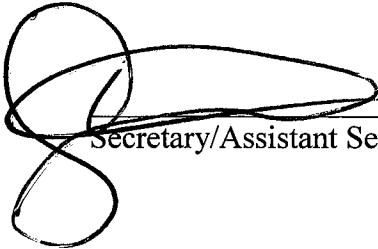
There being no public comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Watson and seconded by Mrs. Hays, with all in favor, the meeting adjourned at 10:13 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair