

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**November 2, 2016**

**Toscana Isles Community Development District**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone: (561) 571-0100 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

October 26, 2016

Board of Supervisors  
Toscana Isles Community Development District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

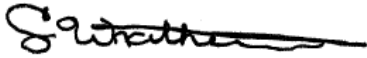
A Regular Meeting of the Board of Supervisors of the Toscana Isles Community Development District will be held on Wednesday, November 2, 2016, *immediately following the landowners' meeting at 10:00 a.m.*, at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of **Resolution 2017-1**, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant To Section 190.006(2), Florida Statutes
4. Consideration of **Resolution 2017-2**, Electing the Officers of the District
5. Approval of Requisitions
6. Approval of Unaudited Financial Statements as of September 30, 2016
7. Approval of Minutes
  - A. **October 5, 2016** Regular Meeting
  - B. **October 19, 2016** Regular Meeting
8. Other Business
9. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. **NEXT MEETING DATE: November 16, 2016 at 10:00 A.M.**

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

Should you have any questions, please do not hesitate to contact our office at (561) 571-0010.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO  
ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094  
Conference ID: 2144145**

**RESOLUTION 2017-1**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS FOR THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of a Community Development District for the purpose of electing Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held on **November 2, 2016**, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desires to canvass the votes, declare, and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT;**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	Votes	_____
_____	Votes	_____
_____	Votes	_____

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____	four (4)-year term	SEAT _____
_____	four (4)-year term	SEAT _____
_____	two (2)-year term	SEAT _____

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 2<sup>nd</sup> day of November, 2016

---

Chair/Vice Chair

---

Secretary/Assistant Secretary

**RESOLUTION 2017-2**

**A RESOLUTION ELECTING THE OFFICERS OF THE  
TOSCANA ISLES COMMUNITY DEVELOPMENT  
DISTRICT, CITY OF VENICE, SARASOTA COUNTY,  
FLORIDA**

WHEREAS, the Board of Supervisors of the Toscana Isles Community Development District desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	<u>Craig Wrathell</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Cindy Cerbone</u>

PASSED AND ADOPTED this 2<sup>nd</sup> day of November, 2016.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2016**

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2016**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 37,309	\$ -	\$ -	\$ 37,309
Investments				
Reserve	-	723,500	-	723,500
Revenue	-	455,209	-	455,209
Construction	-	-	258,953	258,953
Prepaid expense	631	-	-	631
Total assets	<u>\$ 37,940</u>	<u>\$ 1,178,709</u>	<u>\$ 258,953</u>	<u>\$ 1,475,602</u>
<b>LIABILITIES</b>				
Liabilities:				
Contracts payable	645	-	55,361	56,006
Retainage payable	-	-	760	760
Due to Developer	2,500	-	-	2,500
Total liabilities	<u>3,145</u>	<u>-</u>	<u>56,121</u>	<u>59,266</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	22,857	-	-	22,857
Total deferred inflows of resources	<u>22,857</u>	<u>-</u>	<u>-</u>	<u>22,857</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	1,178,709	-	1,178,709
Capital projects	-	-	202,832	202,832
Unassigned	11,938	-	-	11,938
Total fund balances	<u>11,938</u>	<u>1,178,709</u>	<u>202,832</u>	<u>1,393,479</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 37,940</u>	<u>\$ 1,178,709</u>	<u>\$ 258,953</u>	<u>\$ 1,475,602</u>



**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 74,310	\$ 74,310	100%
Interest and miscellaneous	1	17	-	N/A
Total revenues	<u>1</u>	<u>74,327</u>	<u>74,310</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	3,333	40,000	40,000	100%
Legal	520	4,448	10,000	44%
Engineering	-	-	1,000	0%
Audit	-	3,300	3,800	87%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	1,000	1,000	100%
Trustee	-	4,327	7,500	58%
Telephone	17	200	200	100%
Postage	44	240	500	48%
Printing & binding	42	500	500	100%
Legal advertising	331	450	1,200	38%
Annual special district fee	-	175	175	100%
Insurance	-	6,083	6,235	98%
Contingencies	26	358	500	72%
Website	-	1,340	500	268%
Total professional & administrative	<u>4,396</u>	<u>62,421</u>	<u>74,310</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	(4,395)	11,906	-	
Fund balances - beginning	16,333	32	2	
Fund balances - ending	<u>\$ 11,938</u>	<u>\$ 11,938</u>	<u>\$ 2</u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2014  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: off-roll	\$ -	\$ 770,175	\$ 770,175	100%
Interest	6	57	-	N/A
Total revenues	<u>6</u>	<u>770,232</u>	<u>770,175</u>	
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	90,000	90,000	100%
Interest	-	632,763	632,763	100%
Total expenditures	<u>-</u>	<u>722,763</u>	<u>722,763</u>	
Excess/(deficiency) of revenues over/(under) expenditures	6	47,469	47,412	
Fund balances - beginning	<u>1,178,703</u>	<u>1,131,240</u>	<u>1,131,240</u>	
Fund balances - ending	<u><u>\$ 1,178,709</u></u>	<u><u>\$ 1,178,709</u></u>	<u><u>\$ 1,178,652</u></u>	

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2014  
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 2	\$ 60
Total revenues	<u>2</u>	<u>60</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>102,517</u>	<u>995,348</u>
Total expenditures	<u>102,517</u>	<u>995,348</u>
Excess/(deficiency) of revenues over/(under) expenditures	(102,515)	(995,288)
Fund balances - beginning	<u>305,347</u>	<u>1,198,120</u>
Fund balances - ending	<u>\$ 202,832</u>	<u>\$ 202,832</u>

1 **MINUTES OF MEETING**  
2 **TOSCANA ISLES**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Regular Meeting of the Board of Supervisors of the Toscana Isles Community  
6 Development District was held on **Wednesday, October 5, 2016 at 10:00 a.m.**, at the offices of  
7 Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.  
8

9 **Present at the meeting were:**

10  
11 Samantha Hays Chair  
12 Brian Watson Vice Chair  
13 John Peshkin Assistant Secretary  
14

15 **Also present were:**

16  
17 Cindy Cerbone Wrathell, Hunt and Associates, LLC  
18 Vivek Babbar (*via telephone*) District Counsel  
19  
20

21 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

22  
23 Ms. Cerbone called the meeting to order at 10:05 a.m., and noted, for the record, that  
24 Supervisors Samantha Hays, Brian Watson and John Peshkin were present, in person.  
25 Supervisors Alexander Hays and Daniel Peshkin were not present.  
26

27 **SECOND ORDER OF BUSINESS**

**Public Comments**

28  
29 There being no public comments, the next item followed.  
30

31 **THIRD ORDER OF BUSINESS**

**Consideration of Requisitions**

32  
33 **A. No. 190, LALP Development LLC, \$19,460.52**

34 Mr. Watson presented LALP Development LLC, Requisition No. 190, in the amount of  
35 \$19,460.52, for ratification. The requisition requested reimbursement to the developer for work  
36 performed on the erosion control barriers and repair work.

37 **B. No. 191, The Ranch Land Operations, LLLP, \$16,852.50**

38 Mr. Watson presented The Ranch Land Operations, LLLP, Requisition No. 191, in the  
39 amount of \$16, 852.50, for ratification. The requisition was for materials purchased for the same  
40 erosion control barrier repairs. Payment would be made directly to The Ranch Land Operations,  
41 LLLP, for rip rap material.

42 **C. No. 192, Juniper Landscaping, Inc., \$6,840.00**

43 Mr. Watson presented Juniper Landscaping, Inc., Requisition No. 192, in the amount of  
44 \$6,840.000, which was for payment under an existing contract. Mr. Watson stated that  
45 ratification was not required, as it could be paid as part of the contract already executed by the  
46 District.

48 **On MOTION by Mr. Watson and seconded by Ms. Hays, with  
49 all in favor, LALP Development LLC, Requisition No. 190, in  
50 the amount of \$19,460.52, for work performed on the erosion  
51 control barriers and The Ranch Land Operations, LLLP,  
52 Requisition No, 191, in the amount of \$16,852.50, for materials  
53 purchased for the erosion control barriers, were ratified and  
54 ratification of Juniper Landscaping, Inc., Requisition No. 192,  
55 in the amount of \$6,840.00, was deemed unnecessary.**

58 **FOURTH ORDER OF BUSINESS** Approval of Unaudited Financial  
59 **Statements**

- 61 **A. as of June 30, 2016**
- 62 **B. as of July 31, 2016**
- 63 **C. as of August 31, 2016**

64 Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2016, July 31,  
65 2016 and August 31, 2016. With regard to the “Retainage payable” amounts and correct  
66 notations of such amounts, correct retainage payments were made to the vendors but the  
67 “Retainage payable” balance was moved to the “Capital projects” line item, as reflected in the  
68 June and July financial statements.

70 **On MOTION by Mr. Watson and seconded by Mr. Peshkin,  
71 with all in favor, the Unaudited Financial Statements as of  
72 June 30, 2016, July 31, 2016 and August 31, 2016, were  
73 approved.**

75 **FIFTH ORDER OF BUSINESS** **Other Business**

76  
77 There being no other business to discuss, the next item followed.

78 **SIXTH ORDER OF BUSINESS** **Staff Reports**

79  
80 **A. District Counsel**

81 There being no report, the next item followed.

82 **B. District Engineer**

83 There being no report, the next item followed.

84 **C. District Manager**

85 **i. NEXT MEETING DATE: October 19, 2016 at 10:00 A.M.**

86 Ms. Cerbone stated that the next meeting will be held on October 19, 2016 at 10:00 a.m.,  
87 at this location.

88  
89 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

90  
91 There being no Board Members' comments or requests, the next item followed.

92  
93 **EIGHTH ORDER OF BUSINESS** **Public Comments**

94  
95 There being no public comments, the next item followed.

96  
97 **NINTH ORDER OF BUSINESS** **Adjournment**

98  
99 There being no further business to discuss, the meeting adjourned.

100

101 **On MOTION by Mr. Watson and seconded by Ms. Hays, with**  
102 **all in favor, the meeting adjourned at 10:09 a.m.**

103  
104  
105 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]  
106

107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

DRAFT

1  
2  
3  
4  
5  
6  
7  
8

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

9  
10  
11  
12  
13  
14

A Regular Meeting of the Board of Supervisors of the Toscana Isles Community Development District was held on **Wednesday, October 19, 2016 at 10:00 a.m.**, at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

15  
16

**Present at the meeting were:**

17  
18  
19  
20

Samantha Hays	Chair
Alex Hays	Assistant Secretary
Daniel Peshkin	Assistant Secretary

21  
22

**Also present were:**

23  
24  
25  
26

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

27  
28

**FIRST ORDER OF BUSINESS**

29  
30

**Call to Order/Roll Call**

31  
32  
33  
34  
35  
36  
37  
38  
39

Ms. Cerbone called the meeting to order at 10:05 a.m., and noted, for the record, that Supervisors Samantha Hays, Alex Hays and Daniel Peshkin were present, in person. Supervisors Brian Watson and John Peshkin were not present.

39

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Ratification of the following:**

**A. Nostalgic Lampposts & Mailboxes Plus Speed Limit Signs and Porte-cochere Clearance Sign Proposal (\$2,075)**

Mr. Hays presented the Nostalgic Lampposts & Mailboxes Plus Speed Limit Signs and Porte-cochere Clearance Sign proposal, in the amount of \$2,075, for ratification. Residents requested two speed limit signs and a sign indicating the clearance height for the visitor's entry lane at the porte-cochere.



40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78

**On MOTION by Ms. Hays and seconded by Mr. Hays, with all in favor, the Nostalgic Lampposts & Mailboxes Plus Speed Limit Signs and Porte-cochere Clearance Sign Proposal, in the amount of \$2,075, was ratified.**

- **Ennistymon Equities, LLC d/b/a Florida Fence, Proposal for Additional Fencing Along the Toscana Isles Buffer in the Eastern Boundary/Phase 2 Area**  
*\*\*\*This item was an addition to the agenda.\*\*\**

Mr. Hays stated that Florida Fence installed a significant amount of 6’ vinyl fencing along the Eastern property boundary of the project. Pricing was similar to the first phase, for the same product. The fence would continue along the Eastern boundary, adjacent to the area of development in the second phase.

**On MOTION by Ms. Hays and seconded by Mr. Peshkin, with all in favor, the Ennistymon Equities, LLC d/b/a Florida Fence proposal to install fencing along the Toscana Isles buffer in the eastern boundary/Phase 2 area, in a not-to-exceed amount of \$65,000, was approved.**

**FOURTH ORDER OF BUSINESS** **Approval of Minutes**

- A. August 17, 2016 Regular Meeting**
- B. September 7, 2016 Public Hearing and Regular Meeting**

Ms. Cerbone presented the August 17, 2016 Regular Meeting Minutes and September 7, 2016 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following change was made in the August 17, 2016 Regular Meeting Minutes:

Line 51: Replace “Hayes” with “Hays”

**On MOTION by Ms. Hays and seconded by Mr. Hays, with all in favor, the August 17, 2016 Regular Meeting Minutes, as amended, and the September 7, 2016 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**FIFTH ORDER OF BUSINESS** **Other Business**

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

79 **SIXTH ORDER OF BUSINESS** **Staff Reports**

80

81 **A. District Counsel**

82 There being no report, the next item followed.

83 **B. District Engineer**

84 There being no report, the next item followed.

85 **C. District Manager**

86 **i. NEXT MEETING DATE: November 4, 2016 at 10:00 A.M.**

87 Ms. Cerbone stated that the next meeting will be held on November 4, 2016 at 10:00  
88 a.m., at this location.

89 Ms. Hays noted that November 4 was on a Friday. Ms. Cerbone clarified that the correct  
90 date for the Landowners' and Regular Meeting would be November 2.

91

92 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

93

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

95

96 **EIGHTH ORDER OF BUSINESS** **Public Comments**

97

98 There being no public comments, the next item followed.

99

100 **NINTH ORDER OF BUSINESS** **Adjournment**

101

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

103

104 **On MOTION by Mr. Hays and seconded by Ms. Hays, with all**  
105 **in favor, the meeting adjourned at 10:10 a.m.**

106

107

108

109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

DRAFT