

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

A Landowners' Meeting of the Toscana Isles Community Development District was held on **Wednesday, November 2, 2016 at 10:00 a.m.**, at the **offices of Vanguard Land, LLC**, located at **6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238**.

Present at the meeting were:

Samantha Hays	Landowner Representative
Brian Watson	
Daniel Peshkin	
John Peshkin	
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Mark Straley (<i>via telephone</i>)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:09 a.m., and noted, for the record, that Ms. Samantha Hays, as the Landowner Representative, Mr. Brian Watson, Mr. Alexander Hays, Mr. Daniel Peshkin and Mr. John Peshkin were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Proof of Publication

Ms. Cerbone presented the affidavit of publication for today's Landowners' Meeting.

FOURTH ORDER OF BUSINESS

**Election of a Chair to Conduct
Landowners' Meeting**

Ms. Hayes agreed to Ms. Cerbone serving as Chair, for the purpose of conducting the Landowners' Meeting.

FIFTH ORDER OF BUSINESS

Election of Supervisors [SEATS 2, 4 & 5]

Ms. Cerbone stated that Seats 2, 4 and 5 were currently held by Mr. Watson, Mr. Hays and Mr. Daniel Peshkin, respectively.

A. Nominations

This item was presented following Item 5Bii.

B. Casting of Ballots

i. Determine Number of Voting Units Represented

Ms. Cerbone stated, there was only one Landowner Proxy Representative present; therefore, Ms. Hays was the only person who would vote.

ii. Determine Number of Voting Units Assigned by Proxy

Ms. Cerbone stated Ms. Hayes was the proxyholder for the following:

LALP Development, LLC	131 votes
LALP Lots VII, LLC	22 votes
LALP Lots VIII, LLC	7 votes
LALP Lot X, LLC	20 votes
LALP Lots XXII, LLC	15 votes
LALP Lot IV, LLC	8 votes
LALP Lot VI, LLC	9 votes
LALP Lots S14, LLC	9 votes

There was a total of 221 votes.

Ms. Cerbone stated that all acreage or lots attached to each parcel ID would be added, prior to rounding. LALP Development LLC had 132 votes listed on the proxy but the number should be 131, because of adding the acreage first and then rounding. LALP Lots XI LLC listed 16 voted, which should be 15.

*****Mr. Watson joined the meeting.*****

▪ Nominations

*****This item, previously Item 5A, was presented out of order.*****

Ms. Hays nominated Mr. Brian Watson for Seat 2, Mr. Alexander Hays for Seat 4 and Mr. Daniel Peshkin for Seat 5.

Ms. Cerbone stated that the two seats receiving the most votes would serve four-year terms and the seat receiving the lowest number of votes would serve a two-year term.

C. Ballot Tabulation and Results

Ms. Hayes cast 221 votes for Mr. Brian Watson and Mr. Alexander Hayes and 220 votes for Mr. Daniel Peshkin, for Seats 2, 4 and 5, respectively.

SIXTH ORDER OF BUSINESS

Landowners' Questions/Comments

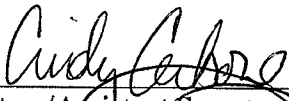
There being no other Landowners' questions or comments, the next item followed.

SEVENTH ORDER OF BUSINESS


Adjournment

There being no further to discuss, the meeting adjourned at 10:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair Samantha P. Hays