

**TOSCANA ISLES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**November 16, 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

November 9, 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:

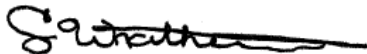
A Regular Meeting of the Board of Supervisors of the Toscana Isles Community Development District will be held on **Wednesday, November 16, 2016, at 10:00 a.m.**, at the offices of **Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors [Seats 2, 4 & 5] (*the following to be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - i. Form 1: Statement of Financial Interests
    - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - iii. Form 1F: Final Statement of Financial Interests
  - D. Form 8B – Memorandum of Voting Conflict
4. Ratification of Actions Taken at November 2, 2016 Regular Meeting
  - A. 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
  - B. Consideration of **Resolution 2017-2**, Electing the Officers of the District
  - C. Approval of Requisitions #66507, 19, 198
  - D. Approval of Minutes
    - **October 5, 2016** Regular Meeting
    - **October 19, 2016** Regular Meeting

5. Approval of Unaudited Financial Statements as of September 30, 2016
6. Ratification of Curbco, Inc., Proposal for Concrete [\$2,507.50]
7. Other Business
8. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. **NEXT MEETING DATE: December 7, 2016 at 10:00 A.M.**
9. Board Members' Comments/Requests
10. Public Comments
11. 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:

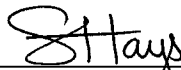
<u>Brian F. Watson</u>	Votes	<u>221</u>
<u>Alexander Hays</u>	Votes	<u>221</u>
<u>Daniel Peshkin</u>	Votes	<u>220</u>

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:

<u>Brian F. Watson</u>	four (4)-year term	SEAT <u>2</u>
<u>Alexander Hays</u>	four (4)-year term	SEAT <u>4</u>
<u>Daniel Peshkin</u>	two (2)-year term	SEAT <u>5</u>

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	<u>Samantha Hays</u>
Vice Chair	<u>Brian Watson</u>
Secretary	<u>Craig Wrathell</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Secretary	<u>Alexander Hays</u>
Assistant Secretary	<u>John Peshkin</u>
Assistant Secretary	<u>Daniel Peshkin</u>
Assistant Secretary	<u>Cindy Cerbone</u>

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

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

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

**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, October 5, 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	Chair
Brian Watson	Vice Chair
John Peshkin	Assistant Secretary

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:05 a.m., and noted, for the record, that Supervisors Samantha Hays, Brian Watson and John Peshkin were present, in person. Supervisors Alexander Hays 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 Requisitions**

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

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

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

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

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

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

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

**FOURTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements**

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

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

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



**FIFTH ORDER OF BUSINESS**

**Other Business**

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

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

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

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

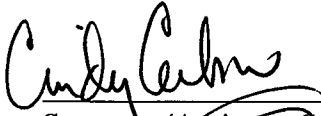
**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair

**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, 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.

**Present at the meeting were:**

Samantha Hays	Chair
Alex Hays	Assistant Secretary
Daniel Peshkin	Assistant Secretary

**Also present were:**

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 10:05 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.

**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.

**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.

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

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

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

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

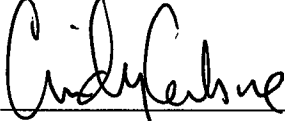
There being no public comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

  
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**

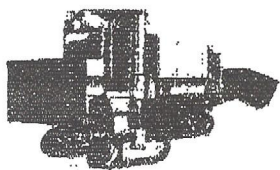
	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 74,310	\$ 74,310	100%
Interest and miscellaneous	1	17	-	N/A
Total revenues	<u>1</u>	<u>74,327</u>	<u>74,310</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	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><u>\$ 202,832</u></u>	<u><u>\$ 202,832</u></u>



# CURBCO, INC

8008 34th Avenue East , Bradenton, FL 34211  
 941 747-4848 Fax 941 747-4850

DATE: 11/01/2016

EMAIL:

TO: ~~Vanguard Land LLC~~

*Toscana Isles Community Development District*  
*SH*

JOB: 6227 - Toscana

Off Laurel Rd

ATTN: Alex

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

- 1) Surveying done by others is to include tack & hubs at a maximum spacing of 50 LF, closer on radii. Cut & fill for all curb grades are required on lathe stakes.
- 2) Grading, excavation, compacting, testing, MOT, etc. provided by others.
- 3) Area not accessible by Ready-Mix trucks are subject to pump charges.
- 4) Curb left out to accommodate others will be priced as hand work and/or mobilization fee.
- 5) If mandatory, safety meetings are required (on or off site) additional charges of \$25.00 per hour per individual will apply.
- 6) ~~Final pricing is determined per unit price per field measure, upon completion unless otherwise noted.~~
- 7) Any alteration / deviation from the listed specifications involving extra costs or significantly increased material costs will become over and above the estimate.

Description	Appx Qty	Unit	Price	Total
6" Concrete 3000 PSI with fiber for paver base, Less Mob Fee	590.00	SF	\$4.25	\$2,507.50
6"x10" Header Curb 3000 PSI with fiber, if required	230.00	LF	\$14.50	\$3,335.00 <i>SH</i>
<b>Grand Total</b>				<del>\$5,842.50</del> <i>SH</i>

Prices good through June 2017.

Owners carry fire tornado & other necessary insurances upon the above work. Worker's Comp and Liability Insurance on the above is taken out by:  
 OASIS OUTSOURCING, INC.: AMERICAN ZURICH INSURANCE COMPANY &  
 BEN BROWN INSURANCE AGENCY, INC.: SOUTHERN OWNERS' INSURANCE CO.

Jim Kersey  
 CURBCO, INC.  
 LIC # MC00263  
 ACCEPTANCE BY:

*SHays*  
*Chair* *11/2/16*