

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

May 6, 2020

**BOARD OF SUPERVISORS
TELEPHONIC PUBLIC
MEETING AGENDA**

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

April 29, 2020

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

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

TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

The Board of Supervisors of the Toscana Isles Community Development District will hold a Telephonic Public Meeting on May 6, 2020, at 10:00 a.m., at: **1-888-354-0094, CONFERENCE CODE 8518503**. The agenda is as follows:

1. Call to Order/Roll Call
2. Update: Communications to Members of the Public
3. Public Comments
4. Approval of Requisition(s)
5. Ratification of Contract/Change Order(s)/Purchase Order(s)
6. Consideration of Resolution 2020-06, Approving a Proposed Budget for Fiscal Year 2020/20201 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Acceptance of Unaudited Financial Statements as of March 31, 2020
8. Approval of Minutes
 - A. March 18, 2020 Regular Meeting
 - B. April 1, 2020 Regular Meeting
 - C. April 15, 2020 Telephonic Public Meeting
9. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 20, 2020 at 10:00 A.M.

- QUORUM CHECK

| | | | |
|----------------|------------------------------|-----------------------------|--------------------------------|
| Daniel Peshkin | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> PHONE |
| Brian Watson | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> PHONE |
| Alex Hays | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> PHONE |
| | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> PHONE |
| John Peshkin | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> PHONE |

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

"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus. Those with weakened immune systems may want to avoid the District's meeting in order to avoid a potential exposure to the virus."

"That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can dial in at **1-888-354-0094, Conference ID: 8518503**. Additionally, participants are encouraged to submit questions and comments to the District's manager at 561-571-0010."

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,



Cindy Cerbone
District Manager

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2020-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED
BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING
THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL,
POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Toscana Isles Community Development District ("**District**") prior to June 15, 2020, a proposed operating budget for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The operating budget proposed by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set as follows:

DATE: _____, 2020

HOUR: _____

The hearing may be conducted remotely, pursuant to _____ media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: Offices of Vanguard Land, LLC
6561 Palmer Park Circle, Suite B
Sarasota, Florida 34238

3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Venice, Florida and Sarasota County at least 60 days prior to the hearing set above.

4. In accordance with Section 189.016 Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 6th day of MAY, 2020.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2020/2021 Budget

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED APRIL 29, 2020**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

| | Fiscal Year 2020 | | | | |
|--|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2020 | Actual Through 3/31/2020 | Projected Through 9/30/2020 | Total Actual & Projected Revenue & Expenditures | Proposed Budget FY 2021 |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 38,975 | | | | \$ 40,139 |
| Allowable discounts (4%) | (1,559) | | | | (1,606) |
| Assessment levy: on-roll - net | 37,416 | \$ 36,378 | \$ 1,038 | \$ 37,416 | 38,533 |
| Assessment levy: off-roll | 64,846 | 48,543 | 16,303 | 64,846 | 63,744 |
| Interest | - | 35 | 35 | 70 | - |
| Total revenues | 102,262 | 84,956 | 17,376 | 102,332 | 102,277 |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Management/accounting/recording | 42,448 | 21,224 | 21,224 | 42,448 | 42,448 |
| Debt service fund accounting | 7,500 | 3,750 | 3,750 | 7,500 | 7,500 |
| Legal | 6,000 | 3,412 | 2,588 | 6,000 | 15,000 |
| Engineering | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Audit | 4,200 | - | 4,200 | 4,200 | 4,400 |
| Arbitrage rebate calculation | 750 | - | 750 | 750 | 750 |
| Dissemination agent | 2,000 | 1,000 | 1,000 | 2,000 | 2,000 |
| Trustee | 9,000 | 10,236 | - | 10,236 | 10,236 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | 32 | 468 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 1,200 | 171 | 1,029 | 1,200 | 1,200 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 7,090 | 6,613 | - | 6,613 | 7,275 |
| Contingencies/bank charges | 500 | 167 | 333 | 500 | 500 |
| Website | 705 | 705 | - | 705 | 705 |
| Website ADA compliance | 200 | 199 | - | 199 | 210 |
| Tax collector | 585 | 545 | 40 | 585 | 602 |
| Total expenditures | 84,553 | 48,579 | 36,732 | 85,311 | 95,201 |
| Net increase/(decrease) of fund balance | 17,709 | 36,377 | (19,356) | 17,021 | 7,076 |
| Fund balance - beginning (unaudited) | 8,601 | 6,579 | 42,956 | 6,579 | 23,600 |
| Fund balance - ending (projected) | | | | | |
| Assigned | | | | | |
| 3 months working capital | 26,310 | 26,310 | 23,600 | 23,600 | 29,106 |
| Unassigned | - | 16,646 | - | - | 1,570 |
| Fund balance - ending (projected) | \$ 26,310 | \$ 42,956 | \$ 23,600 | \$ 23,600 | \$ 30,676 |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

| | |
|---|-------------------------|
| Management/accounting/recording | \$ 42,448 |
| <p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops assessment methodologies, administers the issuance of tax exempt bond financings and operates & maintains the assets of the community.</p> | |
| Debt service fund accounting | 7,500 |
| Legal | 15,000 |
| <p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p> | |
| Engineering | 1,000 |
| <p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p> | |
| Audit | 4,400 |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p> | |
| Arbitrage rebate calculation | 750 |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p> | |
| Dissemination agent | 2,000 |
| <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p> | |
| Trustee | 10,236 |
| <p>Annual fee for the service provided by trustee, paying agent and registrar.</p> | |
| Telephone | 200 |
| <p>Telephone and fax machine.</p> | |
| Postage | 500 |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p> | |
| Printing & binding | 500 |
| <p>Letterhead, envelopes, copies, agenda packages, etc.</p> | |
| Legal advertising | 1,200 |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p> | |
| Annual special district fee | 175 |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p> | |
| Insurance | 7,275 |
| <p>The District will obtain public officials and general liability insurance.</p> | |
| Contingencies/bank charges | 500 |
| <p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p> | |
| Website | 705 |
| Website ADA compliance | 210 |
| Tax collector | 602 |
| Total expenditures | <u><u>\$ 95,201</u></u> |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2020**

| | Fiscal Year 2020 | | | | |
|---|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2020 | Actual Through 3/31/2020 | Projected Through 9/30/2020 | Total Actual & Projected Revenue & Expenditures | Proposed Budget FY 2021 |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 804,281 | | | | \$ 821,559 |
| Allowable discounts (4%) | (32,171) | | | | (32,862) |
| Assessment levy: on-roll - net | 772,110 | \$ 751,018 | \$ 21,092 | \$ 772,110 | 788,697 |
| Assessment levy: off-roll | 16,328 | 10,885 | 5,443 | 16,328 | - |
| Interest | - | 6,832 | - | 6,832 | - |
| Total revenues | 788,438 | 768,735 | 26,535 | 795,270 | 788,697 |
| EXPENDITURES | | | | | |
| Principal | 165,000 | 165,000 | - | 165,000 | 175,000 |
| Interest | 590,931 | 297,838 | 293,093 | 590,931 | 581,156 |
| Total debt service | 755,931 | 462,838 | 293,093 | 755,931 | 756,156 |
| Other Fees and Charges | | | | | |
| Tax collector | 12,064 | 11,254 | 810 | 12,064 | 12,323 |
| Total other fees and charges | 12,064 | 11,254 | 810 | 12,064 | 12,323 |
| Total expenditures | 767,995 | 474,092 | 293,903 | 767,995 | 768,479 |
| Excess/(deficiency) of revenues over/(under) expenditures | 20,443 | 294,643 | (267,368) | 27,275 | 20,218 |
| Fund balance: | | | | | |
| Beginning fund balance (unaudited) | 1,237,827 | 1,248,982 | 1,543,625 | 1,248,982 | 1,276,257 |
| Ending fund balance (projected) | <u>\$1,258,270</u> | <u>\$1,543,625</u> | <u>\$1,276,257</u> | <u>\$ 1,276,257</u> | <u>1,296,475</u> |
| Use of fund balance | | | | | |
| Debt service reserve account balance (required) | | | | | (719,440) |
| Principal expense - November 1, 2021 | | | | | (185,000) |
| Interest expense - November 1, 2021 | | | | | (288,063) |
| Projected fund balance surplus/(deficit) as of September 30, 2020 | | | | | <u>\$ 103,972</u> |

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|-----------------------|--------|-----------------------|------------------------|
| 11/01/2020 | 175,000.00 | 5.750% | 293,093.75 | 468,093.75 |
| 05/01/2021 | - | | 288,062.50 | 288,062.50 |
| 11/01/2021 | 185,000.00 | 5.750% | 288,062.50 | 473,062.50 |
| 05/01/2022 | - | | 282,743.75 | 282,743.75 |
| 11/01/2022 | 195,000.00 | 5.750% | 282,743.75 | 477,743.75 |
| 05/01/2023 | - | | 277,137.50 | 277,137.50 |
| 11/01/2023 | 205,000.00 | 5.750% | 277,137.50 | 482,137.50 |
| 05/01/2024 | - | | 271,243.75 | 271,243.75 |
| 11/01/2024 | 215,000.00 | 5.750% | 271,243.75 | 486,243.75 |
| 05/01/2025 | - | | 265,062.50 | 265,062.50 |
| 11/01/2025 | 230,000.00 | 5.750% | 265,062.50 | 495,062.50 |
| 05/01/2026 | - | | 258,450.00 | 258,450.00 |
| 11/01/2026 | 240,000.00 | 5.750% | 258,450.00 | 498,450.00 |
| 05/01/2027 | - | | 251,550.00 | 251,550.00 |
| 11/01/2027 | 255,000.00 | 5.750% | 251,550.00 | 506,550.00 |
| 05/01/2028 | - | | 244,218.75 | 244,218.75 |
| 11/01/2028 | 270,000.00 | 6.250% | 244,218.75 | 514,218.75 |
| 05/01/2029 | - | | 235,781.25 | 235,781.25 |
| 11/01/2029 | 290,000.00 | 6.250% | 235,781.25 | 525,781.25 |
| 05/01/2030 | - | | 226,718.75 | 226,718.75 |
| 11/01/2030 | 305,000.00 | 6.250% | 226,718.75 | 531,718.75 |
| 05/01/2031 | - | | 217,187.50 | 217,187.50 |
| 11/01/2031 | 325,000.00 | 6.250% | 217,187.50 | 542,187.50 |
| 05/01/2032 | - | | 207,031.25 | 207,031.25 |
| 11/01/2032 | 345,000.00 | 6.250% | 207,031.25 | 552,031.25 |
| 05/01/2033 | - | | 196,250.00 | 196,250.00 |
| 11/01/2033 | 365,000.00 | 6.250% | 196,250.00 | 561,250.00 |
| 05/01/2034 | - | | 184,843.75 | 184,843.75 |
| 11/01/2034 | 390,000.00 | 6.250% | 184,843.75 | 574,843.75 |
| 05/01/2035 | - | | 172,656.25 | 172,656.25 |
| 11/01/2035 | 415,000.00 | 6.250% | 172,656.25 | 587,656.25 |
| 05/01/2036 | - | | 159,687.50 | 159,687.50 |
| 11/01/2036 | 440,000.00 | 6.250% | 159,687.50 | 599,687.50 |
| 05/01/2037 | - | | 145,937.50 | 145,937.50 |
| 11/01/2037 | 465,000.00 | 6.250% | 145,937.50 | 610,937.50 |
| 05/01/2038 | - | | 131,406.25 | 131,406.25 |
| 11/01/2038 | 495,000.00 | 6.250% | 131,406.25 | 626,406.25 |
| 05/01/2039 | - | | 115,937.50 | 115,937.50 |
| 11/01/2039 | 530,000.00 | 6.250% | 115,937.50 | 645,937.50 |
| 05/01/2040 | - | | 99,375.00 | 99,375.00 |
| 11/01/2040 | 560,000.00 | 6.250% | 99,375.00 | 659,375.00 |
| 05/01/2041 | - | | 81,875.00 | 81,875.00 |
| 11/01/2041 | 595,000.00 | 6.250% | 81,875.00 | 676,875.00 |
| 05/01/2042 | - | | 63,281.25 | 63,281.25 |
| 11/01/2042 | 635,000.00 | 6.250% | 63,281.25 | 698,281.25 |
| 05/01/2043 | - | | 43,437.50 | 43,437.50 |
| 11/01/2043 | 675,000.00 | 6.250% | 43,437.50 | 718,437.50 |
| 05/01/2044 | - | | 22,343.75 | 22,343.75 |
| 11/01/2044 | 715,000.00 | 6.250% | 22,343.75 | 737,343.75 |
| Total | \$9,515,000.00 | | \$9,177,531.25 | \$18,692,531.25 |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2020**

| | Fiscal Year 2020 | | | | |
|---|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2020 | Actual Through 3/31/2020 | Projected Through 9/30/2020 | Total Actual & Projected Revenue & Expenditures | Proposed Budget FY 2021 |
| REVENUES | | | | | |
| Assessment levy: off-roll | \$ 1,141,538 | \$ 445,771 | \$ 695,767 | \$ 1,141,538 | \$ 1,140,600 |
| Interest | - | 8,510 | - | 8,510 | - |
| Total revenues | <u>1,141,538</u> | <u>454,281</u> | <u>695,767</u> | <u>1,150,048</u> | <u>1,140,600</u> |
| EXPENDITURES | | | | | |
| Principal | - | - | - | - | 250,000 |
| Interest | 891,538 | 445,769 | 445,769 | 891,538 | 886,069 |
| Total debt service | <u>891,538</u> | <u>445,769</u> | <u>445,769</u> | <u>891,538</u> | <u>1,136,069</u> |
| Total expenditures | <u>891,538</u> | <u>445,769</u> | <u>445,769</u> | <u>891,538</u> | <u>1,136,069</u> |
| Net change in fund balances | 250,000 | 8,512 | 249,998 | 258,510 | 4,531 |
| Fund balance: | | | | | |
| Beginning fund balance (unaudited) | 1,310,725 | 1,326,935 | 1,335,447 | 1,326,935 | 1,585,445 |
| Ending fund balance (projected) | <u>\$1,560,725</u> | <u>\$1,335,447</u> | <u>\$1,585,445</u> | <u>\$ 1,585,445</u> | <u>1,589,976</u> |
| Use of fund balance | | | | | |
| Debt service reserve account balance (required) | | | | | (856,884) |
| Principal expense - November 1, 2021 | | | | | (260,000) |
| Interest expense - November 1, 2021 | | | | | (440,300) |
| Projected fund balance surplus/(deficit) as of September 30, 2021 | | | | | <u>\$ 32,792</u> |

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|------------------------|---------------|------------------------|------------------------|
| 11/01/2020 | 250,000.00 | 4.375% | 445,768.75 | 695,768.75 |
| 05/01/2021 | | | 440,300.00 | 440,300.00 |
| 11/01/2021 | 260,000.00 | 4.375% | 440,300.00 | 700,300.00 |
| 05/01/2022 | | | 434,612.50 | 434,612.50 |
| 11/01/2022 | 270,000.00 | 4.375% | 434,612.50 | 704,612.50 |
| 05/01/2023 | | | 428,706.25 | 428,706.25 |
| 11/01/2023 | 285,000.00 | 4.375% | 428,706.25 | 713,706.25 |
| 05/01/2024 | | | 422,471.88 | 422,471.88 |
| 11/01/2024 | 295,000.00 | 5.000% | 422,471.88 | 717,471.88 |
| 05/01/2025 | | | 415,096.88 | 415,096.88 |
| 11/01/2025 | 310,000.00 | 5.000% | 415,096.88 | 725,096.88 |
| 05/01/2026 | | | 407,346.88 | 407,346.88 |
| 11/01/2026 | 325,000.00 | 5.000% | 407,346.88 | 732,346.88 |
| 05/01/2027 | | | 399,221.88 | 399,221.88 |
| 11/01/2027 | 340,000.00 | 5.000% | 399,221.88 | 739,221.88 |
| 05/01/2028 | | | 390,721.88 | 390,721.88 |
| 11/01/2028 | 360,000.00 | 5.000% | 390,721.88 | 750,721.88 |
| 05/01/2029 | | | 381,721.88 | 381,721.88 |
| 11/01/2029 | 375,000.00 | 5.000% | 381,721.88 | 756,721.88 |
| 05/01/2030 | | | 372,346.88 | 372,346.88 |
| 11/01/2030 | 395,000.00 | 5.375% | 372,346.88 | 767,346.88 |
| 05/01/2031 | | | 361,731.25 | 361,731.25 |
| 11/01/2031 | 415,000.00 | 5.375% | 361,731.25 | 776,731.25 |
| 05/01/2032 | | | 350,578.13 | 350,578.13 |
| 11/01/2032 | 440,000.00 | 5.375% | 350,578.13 | 790,578.13 |
| 05/01/2033 | | | 338,753.13 | 338,753.13 |
| 11/01/2033 | 465,000.00 | 5.375% | 338,753.13 | 803,753.13 |
| 05/01/2034 | | | 326,256.25 | 326,256.25 |
| 11/01/2034 | 490,000.00 | 5.375% | 326,256.25 | 816,256.25 |
| 05/01/2035 | | | 313,087.50 | 313,087.50 |
| 11/01/2035 | 515,000.00 | 5.375% | 313,087.50 | 828,087.50 |
| 05/01/2036 | | | 299,246.88 | 299,246.88 |
| 11/01/2036 | 540,000.00 | 5.375% | 299,246.88 | 839,246.88 |
| 05/01/2037 | | | 284,734.38 | 284,734.38 |
| 11/01/2037 | 570,000.00 | 5.375% | 284,734.38 | 854,734.38 |
| 05/01/2038 | | | 269,415.63 | 269,415.63 |
| 11/01/2038 | 600,000.00 | 5.375% | 269,415.63 | 869,415.63 |
| 05/01/2039 | | | 253,290.63 | 253,290.63 |
| 11/01/2039 | 635,000.00 | 5.375% | 253,290.63 | 888,290.63 |
| 05/01/2040 | | | 236,225.00 | 236,225.00 |
| 11/01/2040 | 665,000.00 | 5.500% | 236,225.00 | 901,225.00 |
| 05/01/2041 | | | 217,937.50 | 217,937.50 |
| 11/01/2041 | 705,000.00 | 5.500% | 217,937.50 | 922,937.50 |
| 05/01/2042 | | | 198,550.00 | 198,550.00 |
| 11/01/2042 | 745,000.00 | 5.500% | 198,550.00 | 943,550.00 |
| 05/01/2043 | | | 178,062.50 | 178,062.50 |
| 11/01/2043 | 785,000.00 | 5.500% | 178,062.50 | 963,062.50 |
| 05/01/2044 | | | 156,475.00 | 156,475.00 |
| 11/01/2044 | 825,000.00 | 5.500% | 156,475.00 | 981,475.00 |
| 05/01/2045 | | | 133,787.50 | 133,787.50 |
| 11/01/2045 | 870,000.00 | 5.500% | 133,787.50 | 1,003,787.50 |
| 05/01/2046 | | | 109,862.50 | 109,862.50 |
| 11/01/2046 | 920,000.00 | 5.500% | 109,862.50 | 1,029,862.50 |
| 05/01/2047 | | | 84,562.50 | 84,562.50 |
| 11/01/2047 | 970,000.00 | 5.500% | 84,562.50 | 1,054,562.50 |
| 05/01/2048 | | | 57,887.50 | 57,887.50 |
| 11/01/2048 | 1,025,000.00 | 5.500% | 57,887.50 | 1,082,887.50 |
| 05/01/2049 | | | 29,700.00 | 29,700.00 |
| 11/01/2049 | 1,080,000.00 | 5.500% | 29,700.00 | 1,109,700.00 |
| Total | \$16,725,000.00 | | \$17,031,150.13 | \$33,756,150.13 |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE ASSESSMENTS**

Unit 1 Phase 1 Units - On-Roll*

| Number of Units | Unit Description | ERU | FY 2021 O&M Assessment | FY 2021 DS Assessment | FY 2021 Total Assessment | FY 2020 Total Assessment |
|-----------------|------------------|------|------------------------|-----------------------|--------------------------|--------------------------|
| 68 | 60' SF | 1.20 | 97.19 | 1,970.12 | 2,067.31 | 2,067.31 |
| 91 | 50' SF | 1.00 | 97.19 | 1,641.76 | 1,738.95 | 1,738.95 |
| 5 | 50' SF Reduced | 0.59 | 97.19 | 975.05 | 1,072.24 | 1,072.24 |
| 164 | | | | | | |

Unit 1 Phase 2 Units - On-Roll*

| Number of Units | Unit Description | ERU | FY 2021 O&M Assessment | FY 2021 DS Assessment | FY 2021 Total Assessment | FY 2020 Total Assessment |
|-----------------|------------------|------|------------------------|-----------------------|--------------------------|--------------------------|
| 7 | 80' SF | 1.60 | 97.19 | 3,291.06 | 3,388.25 | 3,388.25 |
| 26 | 74' SF | 1.48 | 97.19 | 3,044.23 | 3,141.42 | 3,141.42 |
| 52 | 60' SF | 1.20 | 97.19 | 2,468.29 | 2,565.48 | 2,565.48 |
| 21 | 60' SF Reduced | 1.00 | 97.19 | 2,056.91 | 2,154.10 | 2,154.10 |
| 87 | 50' SF | 1.00 | 97.19 | 2,056.91 | 2,154.10 | 2,154.10 |
| 56 | MF | 0.70 | 97.19 | 1,439.84 | 1,537.03 | 1,537.03 |
| 249 | | | | | | |

Unit 1 Phase 3 Units - Off-Roll**

| Number of Units | Unit Description | ERU | FY 2021 O&M Assessment | FY 2021 DS Assessment | FY 2021 Total Assessment | FY 2020 Total Assessment |
|-----------------|------------------|------|------------------------|-----------------------|--------------------------|--------------------------|
| 5 | 60' SF | 1.20 | 91.85 | 2,332.92 | 2,424.77 | 2,424.77 |
| 2 | 50' SF | 1.00 | 91.85 | 1,944.10 | 2,035.95 | 2,035.95 |
| 7 | | | | | | |

Unit 2 - Off-Roll**

| Number of Units | Unit Description | ERU | FY 2021 O&M Assessment | FY 2021 DS Assessment | FY 2021 Total Assessment | FY 2020 Total Assessment |
|-----------------|------------------|------|------------------------|-----------------------|--------------------------|--------------------------|
| 21 | 74' SF | 1.48 | 91.85 | 2,877.28 | 2,969.13 | 2,969.13 |
| 99 | 60' SF | 1.20 | 91.85 | 2,332.92 | 2,424.77 | 2,424.77 |
| 187 | 50' SF | 1.00 | 91.85 | 1,944.10 | 2,035.95 | 2,035.95 |
| 176 | 40' SF | 0.80 | 91.85 | 1,555.29 | 1,647.14 | 1,647.14 |
| 483 | | | | | | |

Unit 3 - Off-Roll**

| Number of Units | Unit Description | ERU | FY 2021 O&M Assessment | FY 2021 DS Assessment | FY 2021 Total Assessment | FY 2020 Total Assessment |
|-----------------|------------------|------|------------------------|-----------------------|--------------------------|--------------------------|
| 204 | MF Terrace | 0.50 | 91.85 | 972.06 | 1,063.91 | 1,063.91 |
| 204 | | | | | | |

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

7

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2020**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2020**

| | General Fund | Debt Service Fund Series 2014 | Debt Service Fund Series 2018 | Capital Projects Fund Series 2014 | Capital Projects Fund Series 2018 | Total Governmental Funds |
|---|-------------------|--|--|--|--|--------------------------------|
| ASSETS | | | | | | |
| Cash | \$ 506,923 | \$ - | \$ - | \$ - | \$ - | \$ 506,923 |
| Investments | | | | | | |
| Reserve | - | 714,170 | 856,884 | - | - | 1,571,054 |
| Interest | - | - | 11,865 | - | - | 11,865 |
| Prepayment | - | 271 | - | - | - | 271 |
| Revenue | - | 813,488 | 20,927 | - | - | 834,415 |
| Construction | - | - | - | 1 | 6,800,547 | 6,800,548 |
| Due from general fund | - | 15,696 | 445,771 | - | - | 461,467 |
| Assessments receivable | | | | | | |
| DR Horton | 2,407 | - | - | - | - | 2,407 |
| Various lots | 643 | 9,525 | - | - | - | 10,168 |
| Total assets | <u>\$ 509,973</u> | <u>\$1,553,150</u> | <u>\$1,335,447</u> | <u>\$ 1</u> | <u>\$ 6,800,547</u> | <u>\$10,199,118</u> |
| LIABILITIES | | | | | | |
| Liabilities: | | | | | | |
| Retainage payable | \$ - | \$ - | \$ - | \$ - | \$ 320,828 | \$ 320,828 |
| Due to Developer | 2,500 | - | - | - | - | 2,500 |
| Due to debt service fund | 461,467 | - | - | - | - | 461,467 |
| Total liabilities | <u>463,967</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>320,828</u> | <u>784,795</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Deferred receipts | <u>3,050</u> | <u>9,525</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>12,575</u> |
| Total deferred inflows of resources | <u>3,050</u> | <u>9,525</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>12,575</u> |
| FUND BALANCES | | | | | | |
| Restricted for: | | | | | | |
| Debt service | - | 1,543,625 | 1,335,447 | - | - | 2,879,072 |
| Capital projects | - | - | - | 1 | 6,479,719 | 6,479,720 |
| Unassigned | <u>42,956</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>42,956</u> |
| Total fund balances | <u>42,956</u> | <u>1,543,625</u> | <u>1,335,447</u> | <u>1</u> | <u>6,479,719</u> | <u>9,401,748</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 509,973</u> | <u>\$ 1,553,150</u> | <u>\$ 1,335,447</u> | <u>\$ 1</u> | <u>\$ 6,800,547</u> | <u>\$ 10,199,118</u> |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2020**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|------------------|------------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ 421 | \$ 36,378 | \$ 37,416 | 97% |
| Assessment levy: off-roll | - | 48,543 | 64,846 | 75% |
| Interest and miscellaneous | 2 | 35 | - | N/A |
| Total revenues | <u>423</u> | <u>84,956</u> | <u>102,262</u> | 83% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Management/accounting/recording | 3,537 | 21,224 | 42,448 | 50% |
| Debt service fund accounting | 625 | 3,750 | 7,500 | 50% |
| Legal | - | 3,412 | 6,000 | 57% |
| Engineering | - | - | 1,000 | 0% |
| Audit | - | - | 4,200 | 0% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Dissemination agent | 167 | 1,000 | 2,000 | 50% |
| Trustee | - | 10,236 | 9,000 | 114% |
| Telephone | 17 | 100 | 200 | 50% |
| Postage | 7 | 32 | 500 | 6% |
| Printing & binding | 42 | 250 | 500 | 50% |
| Legal advertising | 84 | 171 | 1,200 | 14% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 6,613 | 7,090 | 93% |
| Contingencies/bank charges | 28 | 167 | 500 | 33% |
| Website | - | 705 | 705 | 100% |
| ADA website compliance | - | 199 | 200 | 100% |
| Tax collector | 6 | 545 | 585 | 93% |
| Total professional & administrative | <u>4,513</u> | <u>48,579</u> | <u>84,553</u> | 57% |
| Excess/(deficiency) of revenues over/(under) expenditures | (4,090) | 36,377 | 17,709 | |
| Fund balances - beginning | 47,046 | 6,579 | 8,601 | |
| Assigned | | | | |
| Three months working capital | 26,310 | 26,310 | 26,310 | |
| Fund balances - ending | <u>\$ 42,956</u> | <u>\$ 42,956</u> | <u>\$ 26,310</u> | |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2020**

| | Current Month | Year To Date | Budget | % of Budget |
|--|----------------------------|----------------------------|----------------------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ 8,692 | \$ 751,018 | \$ 772,110 | 97% |
| Assessment levy: off-roll | - | 10,885 | 16,328 | 67% |
| Interest | 1,423 | 6,832 | - | N/A |
| Total revenues | <u>10,115</u> | <u>768,735</u> | <u>788,438</u> | 98% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 165,000 | 165,000 | 100% |
| Interest | - | 297,838 | 590,931 | 50% |
| Tax collector | 130 | 11,254 | 12,064 | 93% |
| Total expenditures | <u>130</u> | <u>474,092</u> | <u>767,995</u> | |
| Excess/(deficiency) of revenues over/(under) expenditures | 9,985 | 294,643 | 20,443 | |
| Fund balances - beginning | <u>1,533,640</u> | <u>1,248,982</u> | <u>1,237,827</u> | |
| Fund balances - ending | <u><u>\$ 1,543,625</u></u> | <u><u>\$ 1,543,625</u></u> | <u><u>\$ 1,258,270</u></u> | |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2020**

| | Current Month | Year To Date | Budget | % of Budget |
|--|---------------------|---------------------|---------------------|----------------|
| REVENUES | | | | |
| Assessment levy: off-roll | \$ 445,771 | \$ 445,771 | \$ 1,141,538 | 39% |
| Interest | 1,029 | 8,510 | - | N/A |
| Total revenues | <u>446,800</u> | <u>454,281</u> | <u>1,141,538</u> | 40% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Interest | - | 445,769 | 891,538 | 50% |
| Total expenditures | <u>-</u> | <u>445,769</u> | <u>891,538</u> | 50% |
| Excess/(deficiency) of revenues over/(under) expenditures | 446,800 | 8,512 | 250,000 | |
| Fund balances - beginning | 888,647 | 1,326,935 | 1,310,725 | |
| Fund balances - ending | <u>\$ 1,335,447</u> | <u>\$ 1,335,447</u> | <u>\$ 1,560,725</u> | |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2020**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | \$ - | \$ - |
| Total revenues | - | - |
| EXPENDITURES | - | - |
| Total expenditures | - | - |
| Excess/(deficiency) of revenues over/(under) expenditures | - | - |
| Fund balances - beginning | 1 | 1 |
| Fund balances - ending | \$ 1 | \$ 1 |

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2020**

| | Current Month | Year To Date |
|--|----------------------------|----------------------------|
| REVENUES | | |
| Interest | \$ 8,666 | \$ 75,199 |
| Total revenues | <u>8,666</u> | <u>75,199</u> |
| EXPENDITURES | | |
| Capital outlay | <u>396,167</u> | <u>3,508,080</u> |
| Total expenditures | <u>396,167</u> | <u>3,508,080</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (387,501) | (3,432,881) |
| Fund balances - beginning | <u>6,867,220</u> | <u>9,912,600</u> |
| Fund balances - ending | <u><u>\$ 6,479,719</u></u> | <u><u>\$ 6,479,719</u></u> |

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

8A

DRAFT

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on March 18, 2020, 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:

| | |
|------------------------|---------------------|
| Brian Watson | Vice Chair |
| Daniel Peshkin | Assistant Secretary |
| John Peshkin | Assistant Secretary |
| Rosella (Rose) Wallace | Assistant Secretary |

Also present were:

| | |
|-------------------------------|------------------------------------|
| Cindy Cerbone (via telephone) | District Manager |
| Daniel Rom (via telephone) | Wrathell, Hunt and Associates, LLC |
| John Vericker (via telephone) | District Counsel |
| Shawn Leins (via telephone) | District Engineer |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:02 a.m. Supervisors Brian Watson, John Peshkin, Daniel Peshkin and Rose Wallace were present, in person. Supervisor Alexander Hays was not present.

SECOND ORDER OF BUSINESS

Update: Communications to Members of the Public

There were no updates as no questions or comments from the public were submitted to Management.

THIRD ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Requisition(s)

The following requisitions were presented:

- 42 ➤ Requisition No. 101, County Materials Corporation, \$5,834.64
- 43 ➤ Requisition No. 102, Core & Main, \$6,758.76
- 44 ➤ Requisition No. 103, Prestige Sod Service, Inc., \$46,284
- 45 ➤ Requisition No. 104, Rusty Plumbing, Inc., \$167,765.94
- 46 ➤ Requisition No. 105, AM Engineering, LLC., \$40,756.88
- 47 ➤ Requisition No. 106, Environmental Consulting & Technology, \$932.50
- 48 ➤ Requisition No. 107, Becerra Construction of Central Florida, \$6,500
- 49 ➤ Requisition No. 108, Martin P. Black, \$1,315.25

50

51 **On MOTION by Mr. Daniel Peshkin and seconded by Mr. John Peshkin, with all**
52 **in favor, Requisitions 101 through 108, as presented by Mr. Watson, were**
53 **approved.**

54

55

56 Mr. Watson stated that Mr. Black asked for the Martin Black Land & P-3 Advisors
57 existing contract to be changed to Martin P. Black and for the Requisition No. 108 and future
58 payments to reflect that name. He provided the W-9 form.

59

60 **FIFTH ORDER OF BUSINESS**

**Ratification of Contract/Change Order(s)/
Purchase Order(s)**

61

62

63 There was nothing to ratify.

- 64 ▪ **Update to Juniper Landscaping of Florida, Inc. (Juniper) Contract to Supply and Install**
65 **Landscaping**

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

67 Mr. Daniel Peshkin reported the following:

- 68 ➤ Ratification of the contract was required, as it was noted during discussions that certain
69 plants in the Request for Proposals (RFP) would not thrive, so those needed to be replaced.
- 70 ➤ In the RFP, Sabal Palms would replace the Washingtonia Palm and Oldham Bamboo
- 71 ➤ Replacement materials resulted in a cost decrease of \$2,640.
- 72 ➤ The quantity of plant material, specifically the shrubs, increased as allowed in the RFP.
- 73 ➤ Changes in material caused the budget to increase by \$16,645.25, which caused the
74 total cost to increase to \$386,792.

75

On MOTION by Mr. Watson and seconded by Mr. John Peshkin, with all in favor, the changes to plant materials in the Juniper Landscaping of Florida, Inc. contract and authorizing District Staff to prepare agreements and proceed with execution, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer, and Providing for an Effective Date

Ms. Cerbone stated that Resolution 2020-02 officially designates the slate of officers that were appointed at the last meeting, as follows:

| | |
|---------------------|-----------------|
| Chair | Alexander Hays |
| Vice Chair | Brian Watson |
| Secretary | Craig Wrathell |
| Treasurer | Craig Wrathell |
| Assistant Secretary | Cindy Cerbone |
| Assistant Secretary | Rosella Wallace |
| Assistant Secretary | John Peshkin |
| Assistant Secretary | Daniel Peshkin |
| Assistant Treasurer | Jeff Pinder |

On MOTION by Mr. Daniel Peshkin and seconded by Mr. John Peshkin, with all in favor, Resolution 2020-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer, and Providing for an Effective Date, as stated, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Responses to RFP for Sitework and Utility Installation

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Ranking

Ms. Cerbone presented the Respondent's Pricing Sheet as follows:

| | |
|-------|----------------|
| Rippa | \$1,600,000.00 |
|-------|----------------|

- 114 Castelli \$ 977,086.25
- 115 Sarasota Land Services, Inc. \$ 313,555.15 (Site work services only)
- 116 Rusty Plumbing, Inc. \$ 639,427.00 (Utility services only)
- 117 ➤ Project Schedule: Sarasota Land Services, Inc., and Rusty Plumbing, Inc., completed the
- 118 Project Schedule but did not provide dates; rather, they noted "To Be Determined".
- 119 ➤ Pricing Sheet: Castelli omitted the grand total but included it on the Bid Sheet.
- 120 ➤ Organizational Information Form: Castelli was not able to supply licenses, etc., due to its
- 121 change in ownership, effective March 27, 2020.

122 Mr. Leins presented the following rankings:

| 123 | <u>Respondent</u> | <u>Points</u> |
|-----|------------------------------|------------------------------|
| 124 | Rusty Plumbing, Inc. | 97 |
| 125 | Sarasota Land Services, Inc. | 97 (Site work services only) |
| 126 | Rippa | 86 (Utility services only) |
| 127 | Castelli | 80 |

128 Mr. Leins recommended awarding the project to Sarasota Land Services, Inc., and Rusty

129 Plumbing Company, Inc., based on pricing and ranking results.

130 C. Award of Contract

131 Mr. John Peshkin stated that, although the plans were completed and the project went

132 out to bid, the District had not yet received approval of the plans from the municipalities; he

133 expected that minor modifications to the scope of work may be necessary. Mr. Leins agreed

134 that minor changes from the County and City were expected.

135

136 On MOTION by Mr. Watson and seconded by Ms. Wallace, with all in favor, the

137 evaluation and rankings, as stated by Mr. Leins, awarding the contract to

138 Sarasota Land Services, Inc., for sitework services, and Rusty Plumbing, Inc., for

139 utility installation, subject to modifications required by the applicable

140 municipal authorities, and authorizing District Staff to proceed and negotiate

141 the contracts, was approved.

142

143

144 EIGHTH ORDER OF BUSINESS

Staff Reports

145

146 A. District Counsel: *Straley Robin Vericker*

147 Mr. Vericker stated that in light of the Covid-19 pandemic, meetings may have to be

148 continued if attendance is expected to exceed the criteria for social distancing. He asked Ms.

Cerbone to monitor attendance of future meetings, and if it is expected to exceed the criteria, further discussions to address the matter, would be required.

B. District Engineer: *AM Engineering, LLC*

There being nothing further to report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: April 1, 2020 at 10:00 A.M.**

- **QUORUM CHECK**

Ms. Cerbone stated that Management transitioned its employees to work remotely but the same level of service could be expected. The proposed Fiscal Year 2021 budget would be presented in May.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

The following were responses to a Board Member's questions about the status of construction and the amenities, in light of the Covid-19 pandemic:

- Construction: Labor and supply activities were not yet disrupted.
- Recreation Center: The HOA Board suspended all activities and continued evaluating whether to keep certain areas open or closed.

A Board Member asked if there were matters the District needed to address, in light of the Covid-19 pandemic. Ms. Cerbone replied no.

TENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Daniel Peshkin and seconded by Ms. Wallace, with all in favor, the meeting adjourned at 10:20 a.m.

180
181
182
183
184
185
186
187

Secretary/Assistant Secretary

Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

8B

DRAFT

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on April 1, 2020, 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:

| | |
|--------------------------------|---------------------|
| Alex Hays (via telephone) | Chair |
| Brian Watson (via telephone) | Vice Chair |
| Daniel Peshkin (via telephone) | Assistant Secretary |
| John Peshkin (via telephone) | Assistant Secretary |

Also present were:

| | |
|-------------------------------|------------------------------------|
| Cindy Cerbone (via telephone) | District Manager |
| Daniel Rom (via telephone) | Wrathell, Hunt and Associates, LLC |
| John Vericker (via telephone) | District Counsel |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m., and stated, for the record, that, due to the COVID-19 pandemic, the meeting was taking place telephonically, as permitted under the Florida Governor's Executive Order #20-69, which allows local governmental public meetings to occur via telephone. Mr. Vericker stated this is a temporary arrangement and whether it would be extended was unknown.

Supervisors Alex Hays, Brian Watson, John Peshkin and Daniel Peshkin were present, via telephone. Supervisor Wallace was not present.

▪ **Acceptance of Resignation of Supervisor Rosella Wallace**

This item was an addition to the agenda.

Ms. Cerbone presented a letter of resignation from Ms. Wallace.

On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the resignation letter of Ms. Rosella Wallace, dated March 31, 2020, was accepted.

Ms. Cerbone asked if there were any nominations to fill Ms. Wallace's vacated seat. There were no nominations. Ms. Cerbone stated Ms. Wallace would receive an email from Management with instructions for filing Form 1F and the deadline within which it must be filed; that email would be transmitted today.

SECOND ORDER OF BUSINESS

Update: Communications to Members of the Public

There were no updates as no questions or comments from the public were submitted to Management.

THIRD ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Requisition(s)

Mr. Watson presented the following requisitions:

- Requisition No. 109, County Materials Corporation, \$904.80
- Requisition No. 110, Core & Main, \$6,962.28
- Requisition No. 111, Pennuto Underground Cable and Conduit, Inc., \$2,350
- Requisition No. 112, Hancock Environmental Seeding, Inc., \$36,000
- Requisition No. 113, Pat O'Hara Pavers, Inc., \$54,383.40
- Requisition No. 114, Environmental Consulting & Technology, \$778.75

On MOTION by Mr. Daniel Peshkin and seconded by Mr. Alex Hays, with all in favor, Requisitions 109 through 114, as presented by Mr. Watson, were approved.

FIFTH ORDER OF BUSINESS**Ratification of Contract/Change Order(s)/
Purchase order(s)**

This item was presented following the Seventh Order of Business.

SIXTH ORDER OF BUSINESS**Approval of Juniper Landscaping of Florida,
LLC, Agreement for Landscaping
Installation at Juniper Knights Trail Road
and King's Northern Buffer**

Ms. Cerbone stated the contract was unrelated to the Request for Proposals (RFP) for Phases 5 and 6 that was awarded at the previous meeting; the Agreement was in the amount of \$215,542.59. The Certificate of Insurance (COI) and the price/performance bond would be obtained.

On MOTION by Mr. Watson and seconded by Mr. Daniel Peshkin, with all in favor, the Juniper Landscaping of Florida, LLC, Agreement for Landscaping Installation at Juniper Knights Trail Road and King's Northern Buffer, in the amount of \$215,542.59, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Amendment to Juniper
Landscaping Agreement Related to the RFP
for Supply and Install of Landscaping,
Phases 5 and 6**

Ms. Cerbone stated it was necessary to amend the Juniper Landscaping Agreement Related to the RFP for Supply and Installation of Landscaping for Phases 5 and 6, due to an updated project schedule and modification to vegetation being used. She presented the First Addendum to the Contract; the new contract value would be \$455,227.24.

On MOTION by Mr. Watson and seconded by Mr. Alex Hays, with all in favor, the First Addendum to Contract of the Juniper Landscaping Agreement Related to the RFP for Supply and Install of Landscaping for Phases 5 and 6, resulting in a new contract amount of \$455,227.24, was approved.

▪ **Ratification of Contract/Change Order(s)/ Purchase Order(s)**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Watson presented the following items:

➤ Heavyweight Industries LLC: Contract proposal to haul riprap to the project; eight loads at \$1,000 per load, in a not-to-exceed amount of \$12,000.

➤ Becerra Construction of Central Florida Inc.: Contract for miscellaneous concrete work, in a not-to-exceed amount of \$12,500.

➤ Juniper Landscaping of Florida Inc.: Contract for installation of riprap at the seawall in certain areas, at a cost of \$4,800.

On MOTION by Mr. Alex Hays and seconded by Mr. Daniel Peshkin, with all in favor, the Heavyweight Industries LLC, contract, in a not-to-exceed amount of \$12,000, Becerra Construction of Central Florida Inc., contract, in a not-to-exceed amount of \$12,500, and Juniper Landscaping contract, for \$4,800, were ratified and/or approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2020-04 and read the title. Seat 2, currently held by Supervisor Watson, and Seat 4, recently vacated by Supervisor Wallace, would transition to the November 2020 General Election. The information would be conveyed to the Supervisor of Elections (SOE). In response to a Board Member's question regarding the compensation provision, Ms. Cerbone stated that Florida Statutes require that Board Members be compensated, in a not-to-exceed amount of \$4,800 per year; however, Supervisors have the option to accept or decline compensation.

On MOTION by Mr. Watson and seconded by Mr. Alex Hays, with all in favor, Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2020-05,
Designating a Date, Time and Location for
the Landowners' Meeting of the District,
and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2020-05 and read the title. She reiterated that Seats 2 and 4 were transitioning to the General Election in November 2020. Seat 5 would also up for election in November 2020 but it would be elected by the Landowners. The Landowners' meeting would be held November 18, 2020, with the Regular Meeting immediately following.

On MOTION by Mr. Watson and seconded by Mr. Alex Hays, with all in favor, Resolution 2020-05, Designating a Date, Time and Location of November 18, 2020 at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238, for the Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 29, 2020**

Ms. Cerbone presented the Unaudited Financial Statements as of February 29, 2020. A copy of the Trustee Auxiliary changes, which exceeded the budget would be sent to Mr. Watson.

On MOTION by Mr. Watson and seconded by Mr. Daniel Peshkin, with all in favor, the Unaudited Financial Statements as of February 29, 2020, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of March 4, 2020 Regular Meeting Minutes**

Ms. Cerbone presented the March 4, 2020 Regular Meeting Minutes.

On MOTION by Mr. Alex Hays and seconded by Mr. John Peshkin, with all in favor, the March 4, 2020 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Straley Robin Vericker***

There being no report, the next item followed.

B. District Engineer: *AM Engineering, LLC***C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: April 15, 2020 at 10:00 A.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 15th meeting.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Mr. Hays stated the CDD was in the process of conveying some consent of easement and permanent easement documents to Sarasota the County, in accordance with Permit 19-110786.

On MOTION by Mr. Alex Hayes and seconded by Mr. Daniel Peshkin, with all in favor, authorizing the Chair to execute the consent of easement and other conveyance documents regarding the utilities to Sarasota County, was approved.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

There being no public comments, the next item followed.

215 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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217 There being nothing further to discuss, the meeting adjourned.

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219 **On MOTION by Mr. Daniel Peshkin and seconded by Mr. John Peshkin, with all**
220 **in favor, the meeting adjourned at 10:21 a.m.**

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227 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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233 _____
Secretary/Assistant Secretary

Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

The Board of Supervisors of the Toscana Isles Community Development District held a Telephonic Public Meeting on April 15, 2020, at 10:00 a.m., at: 1-888-354-0094, Conference Code 8518503.

Present at the meeting, via telephone, were:

| | |
|----------------|---------------------|
| Alex Hays | Chair |
| Brian Watson | Vice Chair |
| Daniel Peshkin | Assistant Secretary |
| John Peshkin | Assistant Secretary |

Also present, via telephone, were:

| | |
|---------------|------------------------------------|
| Cindy Cerbone | District Manager |
| Daniel Rom | Wrathell, Hunt and Associates, LLC |
| John Vericker | District Counsel |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m., and stated that, in consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's Executive Order 20-69, which allows local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and the meeting agenda was posted on the District's website. Mr. Vericker was monitoring whether any of the legislation associated with the pandemic would be extended.

Supervisors Alex Hays, Brian Watson, John Peshkin and Daniel Peshkin were present, via telephone. One seat remained vacant.

SECOND ORDER OF BUSINESS

Update: Communications to Members of the Public

No questions or comments from the public were submitted to Management.

THIRD ORDER OF BUSINESS**Public Comments**

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS**Approval of Requisition(s)**

Mr. Watson presented the following requisitions:

- Requisition No. 115, CurbCo, Inc., \$1,350
- Requisition No. 116, Heavyweight Industries LLC, \$18,000
- Requisition No. 117, Rusty Plumbing, Inc., \$137,851.56
- Requisition No. 118, Prestige Sod Service, Inc., \$13,756
- Requisition No. 119, AM Engineering, LLC, \$1,027.50

On MOTION by Mr. Daniel Peshkin and seconded by Mr. Hays, with all in favor, Requisitions 115 through 119, as presented by Mr. Watson, were approved.

FIFTH ORDER OF BUSINESS**Ratification of Contract/Change Order(s)/
Purchase order(s)**

Mr. Daniel Peshkin presented the following items:

- Juniper Landscaping of Florida, Inc. Second Addendum to the Contract: Additional landscape and irrigation services were needed to adequately buffer the line of sight issues, which resulted in the Request for Proposal (RFP) to be modified. These additions were in addition to the items identified in the First Addendum.

✓ Change Order: Purchase additional sabal palms, increasing height and trunk size.

✓ Change Order: Additional irrigation to service the additional sabal palms.

On MOTION by Mr. Watson and seconded by Mr. John Peshkin, with all in favor, the Second Addendum to the Juniper Landscaping of Florida Inc. contract, was approved.

- **Ratification of Juniper Landscaping of Florida, LLC, Landscape Enhancements Contract**

This item, previously the Seventh Order of Business, was presented out of order.

On MOTION by Mr. Watson and seconded by Mr. Daniel Peshkin, with all in favor, the Juniper Landscaping of Florida, LLC, Landscape Enhancements Contract, for additional landscaping at the entry and various other common areas, in the amount of \$44,473.75, was ratified.

Mr. Watson presented the following change orders:

- Permacast Change Order #2, \$9,425: Remove and replace footing and damaged wood panel.
- Permacast Change Order #3, \$5,400: Concrete pumping.
- Permacast Change Order #4, 1,200. Concrete pump rental.

On MOTION by Mr. Hays and seconded by Mr. Daniel Peshkin, with all in favor, Permacast Change Orders #2, #3 and #4, as presented by Mr. Watson, were ratified and/or approved.

- Pat O'Hara Pavers Change Order, \$12,028: Install additional pavers to enhance the common areas, which coincided with the Juniper Landscape Enhancement contract just ratified.

On MOTION by Mr. Hays and seconded by Mr. Daniel Peshkin, with all in favor, the Pat O'Hara Pavers Change Order, to install approximately 2,500' square feet of pavers, in the amount of \$12,028, was ratified and/or approved.

SIXTH ORDER OF BUSINESS

Ratification of Permit 19-110786 Consent to Easement

Ms. Cerbone presented the executed Consent to Easement.

On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, Permit 19-110786 Consent to Easement, was ratified.

108 SEVENTH ORDER OF BUSINESS Ratification of Juniper Landscaping of
109 Florida, LLC, Landscape Enhancements
110 Contract
111

112 This item was presented during the Fifth Order of Business.
113

114 EIGHTH ORDER OF BUSINESS Staff Reports
115

116 A. District Counsel: *Straley Robin Vericker*

117 There being nothing further to report, the next item followed.

118 B. District Engineer: *AM Engineering, LLC*

119 There being no report, the next item followed.

120 C. District Manager: *Wrathell, Hunt and Associates, LLC*

121 • NEXT MEETING DATE: May 6, 2020 at 10:00 A.M.

122 ○ QUORUM CHECK

123 The next meeting would be held May 6, 2020, via telephone, unless there is a change in
124 the Executive Order in effect until May 8th.
125

126 NINTH ORDER OF BUSINESS Board Members' Comments/Requests
127

128 There being no Board Members' comments or requests, the next item followed.
129

130 TENTH ORDER OF BUSINESS Public Comments
131

132 There being no public comments, the next item followed.
133

134 ELEVENTH ORDER OF BUSINESS Adjournment
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136 There being nothing further to discuss, the meeting adjourned.
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138 On MOTION by Mr. Daniel Peshkin and seconded by Mr. Hays, with all in favor,
139 the meeting adjourned at 10:10 a.m.
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Secretary/Assistant Secretary

Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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| TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT | | |
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| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE | | |
| | | |
| LOCATION | | |
| <i>offices of Vanguard Land, LLC, 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 2, 2019 CANCELED | Regular Meeting | 10:00 AM |
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| October 16, 2019 | Regular Meeting | 10:00 AM |
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| November 6, 2019 CANCELED | Regular Meeting | 10:00 AM |
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| November 20, 2019 | Regular Meeting | 10:00 AM |
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| December 4, 2019 | Regular Meeting | 10:00 AM |
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| December 18, 2019 | Regular Meeting | 11:00 AM |
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| January 8, 2020* | Regular Meeting | 10:00 AM |
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| January 15, 2020 CANCELED | Regular Meeting | 10:00 AM |
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| February 5, 2020 | Regular Meeting | 10:00 AM |
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| February 19, 2020 | Regular Meeting | 10:00 AM |
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| March 4, 2020 | Regular Meeting | 10:00 AM |
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| March 18, 2020 | Regular Meeting | 10:00 AM |
| | | |
| April 1, 2020 | Telephonic Public Meeting | 10:00 AM |
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| April 15, 2020 | Telephonic Public Meeting | 10:00 AM |
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| May 6, 2020 | Telephonic Public Meeting | 10:00 AM |
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| May 20, 2020 | Regular Meeting | 10:00 AM |
| | | |
| June 3, 2020 | Regular Meeting | 10:00 AM |

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|--------------------|----------------------------------|----------|
| | | |
| June 17, 2020 | Regular Meeting | 10:00 AM |
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| July 1, 2020 | Regular Meeting | 10:00 AM |
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| July 15, 2020 | Public Hearing & Regular Meeting | 10:00 AM |
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| August 5, 2020 | Regular Meeting | 10:00 AM |
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| August 19, 2020 | Regular Meeting | 10:00 AM |
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| September 2, 2020 | Regular Meeting | 10:00 AM |
| | | |
| September 16, 2020 | Regular Meeting | 10:00 AM |
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Exception:

**First Meeting in January is scheduled one week later to accommodate New Year's Day holiday.*