

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

October 7, 2020

BOARD OF SUPERVISORS

TELEPHONIC REGULAR

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

September 30, 2020

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Telephonic Regular Meeting on October 7, 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 2021-01, Designating and Authorizing the Chair of the Board of Supervisors and the District Manager as the Authorized Representatives for Managing District Contracts and Providing for an Effective Date
7. Acceptance of Unaudited Financial Statements as of August 31, 2020
8. Approval of Minutes
 - A. September 2, 2020 Telephonic Public Meeting
 - B. September 16, 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: October 21, 2020 at 10:00 A.M.

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

○ QUORUM CHECK

Daniel Peshkin	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Brian Watson	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Alex Hays	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
John Peshkin	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

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

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

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8518503

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) DESIGNATING AND AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER AS THE AUTHORIZED REPRESENTATIVES FOR MANAGING DISTRICT CONTRACTS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Toscana Isles Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Venice, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business, and the Board of Supervisors of the District (the “**Board**”) typically meet monthly to conduct the business of the District; and

WHEREAS, to conduct the business of the District in an efficient manner, the Board desires to designate the Chair of the Board of Supervisors and the District Manager as the authorized representatives for managing District contracts; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

Section 1. The Board hereby designates and authorizes the District Manager and the Chair of the Board as the authorized representatives for the purpose of managing District contracts and communicating with District vendors. Any questions or issues with respect to the performance or status of District contracts from District supervisors, residents and staff should be directed to the District Manager.

Section 2. Any proposed changes orders or addendum to District contracts shall be submitted to the Board at the next scheduled meeting for consideration by the Board.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THE 7th DAY OF OCTOBER, 2020.

Attest:

**Toscana Isles
Community Development District**

By: _____
Name: _____
Assistant Secretary

By: _____
Alex Hays
Chair of the Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 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	\$ 30,855	\$ -	\$ -	\$ -	\$ -	\$ 30,855
Investments						
Reserve	-	714,170	856,884	-	-	1,571,054
Interest	-	-	2	-	-	2
Prepayment	-	37,685	-	-	-	37,685
Revenue	-	560,407	33,789	-	-	594,196
Construction	-	-	-	1	4,800,666	4,800,667
Due from general fund	-	3,880	-	-	-	3,880
Assessments receivable						
DR Horton	2,407	-	-	-	-	2,407
Various lots	643	9,525	-	-	-	10,168
Undeposited funds	-	-	299,882	-	-	299,882
Total assets	<u>\$ 33,905</u>	<u>\$1,325,667</u>	<u>\$1,190,557</u>	<u>\$ 1</u>	<u>\$ 4,800,666</u>	<u>\$ 7,350,796</u>
LIABILITIES						
Liabilities:						
Retainage payable	\$ -	\$ -	\$ -	\$ -	\$ 429,410	\$ 429,410
Due to Developer	2,500	-	-	-	-	2,500
Due to debt service fund	3,880	-	-	-	-	3,880
Total liabilities	<u>6,380</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>429,410</u>	<u>435,790</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	3,050	9,525	-	-	-	12,575
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	-	1,316,142	1,190,557	-	-	2,506,699
Capital projects	-	-	-	1	4,371,256	4,371,257
Unassigned	24,475	-	-	-	-	24,475
Total fund balances	<u>24,475</u>	<u>1,316,142</u>	<u>1,190,557</u>	<u>1</u>	<u>4,371,256</u>	<u>6,902,431</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 33,905</u>	<u>\$ 1,325,667</u>	<u>\$ 1,190,557</u>	<u>\$ 1</u>	<u>\$ 4,800,666</u>	<u>\$ 7,350,796</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 37,536	\$ 37,416	100%
Assessment levy: off-roll	-	64,479	64,846	99%
Interest and miscellaneous	1	53	-	N/A
Total revenues	<u>1</u>	<u>102,068</u>	<u>102,262</u>	100%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,537	38,911	42,448	92%
Debt service fund accounting	625	6,875	7,500	92%
Legal	1,065	12,892	6,000	215%
Engineering	-	-	1,000	0%
Audit	-	3,800	4,200	90%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,833	2,000	92%
Trustee	-	10,236	9,000	114%
Telephone	17	183	200	92%
Postage	9	108	500	22%
Printing & binding	42	458	500	92%
Legal advertising	149	1,053	1,200	88%
Annual special district fee	-	175	175	100%
Insurance	-	6,613	7,090	93%
Contingencies/bank charges	25	303	500	61%
Website	-	705	705	100%
ADA website compliance	-	199	200	100%
Tax collector	(187)	375	585	64%
Total professional & administrative	<u>5,449</u>	<u>84,719</u>	<u>84,553</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(5,448)	17,349	17,709	
Fund balances - beginning	30,013	7,126	8,601	
Assigned				
Three months working capital	24,565	24,475	26,310	
Unassigned	-	-	-	
Fund balances - ending	<u>\$ 24,565</u>	<u>\$ 24,475</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 AUGUST 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 774,920	\$ 772,110	100%
Assessment levy: off-roll	-	10,885	16,328	67%
Assessment prepayments	37,415	37,415	-	N/A
Interest	7	7,620	-	N/A
Total revenues	<u>37,422</u>	<u>830,840</u>	<u>788,438</u>	105%
EXPENDITURES				
Debt service				
Principal	-	165,000	165,000	100%
Interest	-	590,931	590,931	100%
Tax collector	(3,862)	7,749	12,064	64%
Total expenditures	<u>(3,862)</u>	<u>763,680</u>	<u>767,995</u>	
Excess/(deficiency) of revenues over/(under) expenditures	41,284	67,160	20,443	
Fund balances - beginning	<u>1,274,858</u>	<u>1,248,982</u>	<u>1,237,827</u>	
Fund balances - ending	<u>\$ 1,316,142</u>	<u>\$ 1,316,142</u>	<u>\$ 1,258,270</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 445,771	\$ 1,141,538	39%
Lot closing	299,882	299,882	-	N/A
Interest	45	9,507	-	N/A
Total revenues	<u>299,927</u>	<u>755,160</u>	<u>1,141,538</u>	66%
EXPENDITURES				
Debt service				
Interest	-	891,538	891,538	100%
Total expenditures	<u>-</u>	<u>891,538</u>	<u>891,538</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	299,927	(136,378)	250,000	
Fund balances - beginning	890,630	1,326,935	1,310,725	
Fund balances - ending	<u>\$ 1,190,557</u>	<u>\$ 1,190,557</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 AUGUST 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 AUGUST 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 294	\$ 82,773
Total revenues	294	82,773
EXPENDITURES		
Capital outlay	821,553	5,624,117
Total expenditures	821,553	5,624,117
Excess/(deficiency) of revenues over/(under) expenditures	(821,259)	(5,541,344)
Fund balances - beginning	5,192,515	9,912,600
Fund balances - ending	\$ 4,371,256	\$ 4,371,256

**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 September 2, 2020, at 10:00 a.m., at 1-888-354-0094, Conference Code 8518503.

Present were:

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

Also present 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

Mr. Rom called the meeting to order at 10:01 a.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and included dial in instructions.

Supervisors Hays, Watson, Daniel Peshkin and John Peshkin were present. One seat remained vacant.

SECOND ORDER OF BUSINESS

Update: Communications to Members of the Public

Ms. Cerbone stated that, after contacting the District Engineer and obtaining additional documents from the Developer’s office, she replied to resident Steven Wood’s questions regarding road work. She would update the Board if he submits any follow up questions.

THIRD ORDER OF BUSINESS

Public Comments

No members of the public spoke.

41 **FOURTH ORDER OF BUSINESS**

Approval of Requisition(s)

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Mr. Watson presented the following requisitions:

- Requisition No. 177, Rusty Plumbing Company, Incorporated, \$3,719.11
- Requisition No. 178, Guys Hauling & Dumpster Service, Inc., \$1,158.79
- Requisition No. 179, Prestige Sod Service, Inc., \$6,460
- Requisition No. 180, Apache Stone Quarry, LLC., \$4,987.50: Final payment for stone and associated freight.
- Requisition No. 181, Sarasota County Board of County Commissioners, \$915: Right-of-way use permit for the secondary entry.
- Requisition No. 182, City of Venice, \$853.59: Building permit fees for mailbox structures.

On MOTION by Mr. Daniel Peshkin and seconded by Mr. Hays, with all in favor, Requisitions 177 through 182, as presented by Mr. Watson, were approved.

FIFTH ORDER OF BUSINESS

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

Mr. Watson presented the following items:

- Juniper Landscaping of Florida LLC, Proposal for \$1,998.68: Landscaping to obstruct the view of Florida Power & Light equipment.
- SOLitude Lake Management, LLC: Changes in scope of work; no change in contract price.

On MOTION by Mr. Hays and seconded by Mr. Daniel Peshkin, with all in favor, the Contract/Change Order(s)/ Purchase Order(s), as presented by Mr. Watson, were ratified and/or approved.

SIXTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2020**

Mr. Rom presented the Unaudited Financial Statements as of July 31, 2020.

On MOTION by Mr. Watson and seconded by Mr. Daniel Peshkin, with all in favor, the Unaudited Financial Statements as of July 31, 2020, were accepted.

79 SEVENTH ORDER OF BUSINESS

Approval of August 5, 2020 Telephonic
Public Meeting Minutes

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Mr. Rom presented the August 5, 2020 Telephonic Public Meeting Minutes. Mr. Watson’s edits were received.

On MOTION by Mr. Watson and seconded by Mr. Daniel Peshkin, with all in favor, the August 5, 2020 Telephonic Public Meeting Minutes, as amended to incorporate edits previously submitted to Management, were approved.

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90 EIGHTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel: *Straley Robin Vericker*

There being no report, the next item followed.

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

There being no report, the next item followed.

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

- NEXT MEETING DATE: September 16, 2020 at 10:00 A.M.
- QUORUM CHECK

The next meeting would be held September 16, 2020 at 10:00 a.m., remotely.

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101 NINTH ORDER OF BUSINESS

Board Members’ Comments/Requests

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

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105 TENTH ORDER OF BUSINESS

Public Comments

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No members of the public spoke.

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109 ELEVENTH ORDER OF BUSINESS

Adjournment

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There being nothing further to discuss, the meeting adjourned.

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On MOTION by Mr. Hays and seconded by Mr. John Peshkin, with all in favor, the meeting adjourned at 10:08 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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DRAFT

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

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The Board of Supervisors of the Toscana Isles Community Development District held a Telephonic Public Meeting on September 16, 2020, at 10:00 a.m., at 1-888-354-0094, Conference Code 8518503.

Present were:

Alex Hays	Chair
Brian Watson	Vice Chair
John Peshkin	Assistant Secretary

Also present 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

Mr. Rom called the meeting to order at 10:00 a.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and included dial-in instructions.

Supervisors Hays, Watson and John Peshkin were present. Supervisor Daniel Peshkin was not present. 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.

38 **THIRD ORDER OF BUSINESS** **Public Comments**

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40 No members of the public spoke.

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

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44 There were no items to present.

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

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49 There were no items to present.

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51 **SIXTH ORDER OF BUSINESS** **Approval of August 19, 2020 Telephonic**
52 **Public Meeting Minutes**

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54 Mr. Rom presented the August 19, 2020 Telephonic Public Meeting Minutes. No edits
55 were submitted to Management.

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57 **On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the**
58 **August 19, 2020 Telephonic Public Meeting Minutes, as presented, were**
59 **approved.**

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62 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

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64 **A. District Counsel: *Straley Robin Vericker***
65 There being no report, the next item followed.

66 **B. District Engineer: *AM Engineering, LLC***
67 There being no report, the next item followed.

68 **C. District Manager: *Wrathell, Hunt and Associates, LLC***
69 • **NEXT MEETING DATE: October 7, 2020 at 10:00 A.M.**

70 ○ **QUORUM CHECK**

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Secretary/Assistant Secretary

_____ Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

offices of Vanguard Land, LLC, 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2020	Regular Meeting	10:00 AM
October 21, 2020	Regular Meeting	10:00 AM
November 4, 2020	Regular Meeting	10:00 AM
November 18, 2020	Landowners' Meeting	10:00 AM
November 18, 2020	Regular Meeting	<i>immediately following Landowners' Meeting</i>
December 2, 2020	Regular Meeting	10:00 AM
December 16, 2020	Regular Meeting	10:00 AM
January 6, 2021	Regular Meeting	10:00 AM
January 20, 2021	Regular Meeting	10:00 AM
February 3, 2021	Regular Meeting	10:00 AM
February 17, 2021	Regular Meeting	10:00 AM
March 3, 2021	Regular Meeting	10:00 AM
March 17, 2021	Regular Meeting	10:00 AM
April 7, 2021	Regular Meeting	10:00 AM
April 21, 2021	Regular Meeting	10:00 AM
May 5, 2021	Regular Meeting	10:00 AM
May 19, 2021	Regular Meeting	10:00 AM

June 2, 2021	Regular Meeting	10:00 AM
June 16, 2021	Regular Meeting	10:00 AM
July 7, 2021	Regular Meeting	10:00 AM
July 21, 2021	Public Hearing & Regular Meeting	10:00 AM
August 4, 2021	Regular Meeting	10:00 AM
August 18, 2021	Regular Meeting	10:00 AM
September 1, 2021	Regular Meeting	10:00 AM
September 15, 2021	Regular Meeting	10:00 AM

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.