

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on June 16, 2021, at 10:00 a.m., at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233.

Present were:

Alex Hays	Chair
Brian Watson	Vice Chair
Daniel Peshkin	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Vanessa Steinerts	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. Supervisors Hays, Watson and Peshkin were present. Supervisors LaBoe and Sweater were not present.

SECOND ORDER OF BUSINESS

**Discussion/Consideration:
Duration [1 hour]**

Meeting

Ms. Cerbone stated that the meeting was anticipated to last no more than one hour.

THIRD ORDER OF BUSINESS

Public Comments [10 minutes]

There were no public comments.

CONSENT AGENDA ITEMS

Ms. Cerbone explained the Consent Agenda process and stated, if there are no questions or issues, the Board could consider all of the Consent Agenda Items in a single

motion. If the Board wishes, it can discuss any of the items individually and, if necessary, items can be withdrawn from the Consent Agenda.

FOURTH ORDER OF BUSINESS

Ratification of Toscana Phase 6 Utility Turnover Documents

- A. Affidavit of No Liens
- B. Certification of No Contribution
- C. Bill of Sale
- D. Phase 6 Guarantee

FIFTH ORDER OF BUSINESS

Discussion: Requisition(s)

- A. No. 249, Duraserv Corp dba Action Automatic Door and Gate [\$12,250.00]
- B. No. 250, AM Engineering, LLC [\$20,007.00]
- C. No. 251, Commercial Residential Aluminum & Fabricating, LLC [\$600.00]
- D. No. 252, DLS Construction, Inc. [\$10,855.00]
- E. No. 253, Guy's Hauling & Dumpster Service, Inc. [\$2,353.45]
- F. No. 254, Heavyweight Industries, LLC [\$419.63]
- G. No. 255, Juniper Landscaping of Florida, LLC [\$5,299.74]
- H. No. 256, Rusty Plumbing Company, Inc. [\$176,658.76]
- I. No. 257, Contech Engineered Solutions, LLC [\$13,930.08]
- J. No. 258, Core & Main [\$11,955.85]
- K. No. 259, Core & Main [\$16,059.38]
- L. No. 260, Sarasota Land Services, Inc. [\$127,035.45]
- M. No. 261, Guy's Hauling & Dumpster Service, Inc. [\$639.44]
- N. No. 262, Prestige Sod Service, Inc. [\$12,996.00]
- O. No. 263, Juniper Landscaping of Florida, LLC [\$9,138.40]
- P. No. 264, Wetland Management Services, LLC [\$3,400.00]
- Q. No. 265, T-Top Electric, LLC [\$4,750.00]
- R. No. 266, AM Engineering, LLC [\$14,612.47]
- S. No. 267, Smith-Manus Agency, Inc. [\$424.00]

- T. No. 268, Guy's Hauling & Dumpster Service, Inc. [\$270.00]
- U. No. 269, Permacast, LLC [\$37,648.80]
- V. No. 270, Core & Main [\$747.40]
- W. No. 271, DR Horton, Inc. [\$2,000.00]
- X. No. 272, Lomski Engineering & Testing, Inc. [\$8,146.80]
- Y. No. 273, Rusty Plumbing Company, Inc. [\$56,516.61]
- Z. No. 274, Juniper Landscaping of Florida, LLC [\$3,499.72]
- AA. No. 275, Robin Kastor [\$400.00]
- BB. No. 276, LALP Development, LLC [\$2,466.58]
- CC. No. 277, S.I. Storey Lumber Company, Inc. [\$5,381.00]
- DD. No. 278, Juniper Landscaping of Florida, LLC. [\$142,368.31]
- EE. No. 279, Sarasota Land Services, Inc. [\$268,738.89]
- FF. No. 280, Ennistymon Equities LLC, d/b/a Florida Fence [\$2,040.50]
- GG. No. 281, Superior Asphalt, Inc. [\$55,967.50]
- HH. No. 282, Nostalgic Lampposts & Mailboxes Plus, Inc. [\$1,805.00]
- II. No. 283, Curbco, Inc. [\$31,295.00]
- JJ. No. 284, Patrick's Pressure Washing, LLC [\$2,440.00]
- KK. No. 285, Wetland Management Services, LLC [\$3,257.45]
- LL. No. 286, Guy's Hauling & Dumpster Service, Inc. [\$95.00]
- MM. No. 287, Lomski Engineering & Testing, Inc. [\$2,145.00]
- NN. No. 288, Juniper Landscaping of Florida, LLC [\$1,122.14]
- OO. No. 289, Prestige Sod Service, Inc. [\$25,384.00]
- PP. No. 290, Stewart Tennis Courts & Fencing, Inc. [\$850.00]
- QQ. No. 291, Core & Main [\$759.83]
- RR. No. 292, Pat O'Hara Pavers, Inc. [\$15,997.70]
- SS. No. 293, Rusty Plumbing Company, Inc. [\$123,236.31]
- TT. No. 294, Rusty Plumbing Company, Inc. [\$60,001.17]
- UU. No. 295, Permacast, LLC [\$156,201.20]
- VV. No. 296, Guy's Hauling & Dumpster Service, Inc. [\$755.69]
- WW. No. 297, Juniper Landscaping of Florida, LLC [\$41,737.16]

XX. No. 298, AM Engineering, LLC [\$10,820.94]

SIXTH ORDER OF BUSINESS

**Ratification of Agreement(s),
Contract(s)/Change Order(s)/ Purchase
Order(s)/Proposal(s)**

- A. **Stewart Tennis Courts & Fencing, Inc.**
 - **Apply One Coat of Light Green on Tennis Court [\$850.00]**
- B. **Juniper Landscaping of Florida, LLC**
 - I. **Irrigation Reroute Utilities and Curbing (No. 103948) [\$222.50]**
 - II. **East Perimeter Development Cleanup (No. 103741) [\$1,225.70]**
 - III. **Temporary Irrigation for Mitigation Planting - NW Corner (No. 106128) [\$1,122.14]**
 - IV. **Add Rock at Sea Wall (No. 68360.2) [\$12,000.00]**
- C. **Nostalgic Lampposts & Mailboxes PLUS, Estimate #1766, No Parking Signs, Emergency Access Gate and West Utility Drive End [\$580.00]**
- D. **Curbco, Inc., Job 8876, Curb Repair [\$26,000.00]**
- E. **Florida Fence, Proposal Number 2353, Phase 7 Lift Station Fencing [\$4,081.00]**
- F. **Artistic Structures, Inc.**
 - **Installation of 180 LF of Timbarrier Streetguard System (Provided by CDD) [\$8,500.00]**
- G. **Superior Asphalt, Inc.**
 - **Installation of Final Lift of Asphalt on Portions of Veraza Court, Sections of Maraviya Blvd. and Portavecchio Bend [\$67,925.00]**
- H. **Florida Fence, Change Order #2423, Remove Exiting Gates and Gate Post, Furnish and Install New Set of Posts and Pair of 7' Wide Drive Gates [\$922.00]**
- I. **Patrick's Pressure Washing, Estimate #060269, Soft Wash Both Sides of Border Wall Along Knights Trail [\$2,440.00]**
- J. **Hancock Environmental Seeding, Inc., Quote Number 2020214, Seed and Mulch [\$8,550.00]**

- K. Juniper Landscaping of Florida, LLC, Proposal No. 108685, Tree Medians – Maraviya
[\$1,600.00]
- L. Nostalgic Lampposts & Mailboxes PLUS, Install 10-Minute Parking Signs on Black
Fluted 3” Post with Ball Top; Paint Back of Sign Black [\$1,225.00]
- M. S.I. Storey Lumber Company, Inc., Revised Materials Quote [\$5,381.00]
- N. Florida Land Department, Change Order No. 3, Clearing, Grading and Road
Construction – Toscana Phase 7, Miscellaneous [\$6,987.94]
- O. Permacast Precast Concrete Fence, Change Order #1, Sonotubes – 23 Footers Needing
Sonotubes @ \$300 each [\$6,900.00]
- P. Permacast Precast Concrete Fence, Change Order #2, (Revision #1 – 04/13/21),
Repaint Existing Wall, Additional New Wall Installation and Panel Cuts [\$47,955.00]
- Q. Sarasota Land Services, Inc., Change Order No. 4, Additions and/or Subtractions from
Contract, Toscana Phase 7, Miscellaneous [\$15,109.40]
- R. Sarasota Land Services, Inc., Change Order No. 5 – Toscana Phase 7, Additions and
Subtractions from Contract, Miscellaneous [\$39,399.04]
- S. Care Electric Company, Inc., Toscana Phase 7, North Entrance Service Panel
[\$2,435.00]
- T. Juniper Landscaping of Florida, LLC, Toscana Phase 7, Landscape Contract for Medians
and Entry [\$140,562.66]
- U. Juniper Landscaping of Florida, LLC – First Addendum to Contract [\$328,717.84]
- V. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1811, 10-Minute Parking Signs
[\$590.00]
- W. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1812, Installation of two Electronic
Speed Limit Signs [\$950.00]
- X. Nostalgic Lampposts & Mailboxes PLUS, Estimate #1810, Install Guard Rail Reflectors,
[\$497.00]
- Y. Care Electric Company, Inc., North Entrance Sign Lights [\$3,450.00]
- Z. Care Electric Company, Inc., North Entrance Gate Operator Power [\$2,560.00]

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021 [5 minutes]

EIGHTH ORDER OF BUSINESS

Approval of Meeting Minutes [2 minutes]

- A. **February 24, 2021 Regular Meeting**
- B. **April 28, 2021 Regular Meeting**

On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the Consent Agenda Items identified in the Fourth, Fifth, Sixth, Seventh and Eighth Orders of Business, were approved and/or ratified and/or accepted.

NINTH ORDER OF BUSINESS

Billings and Payments: D.R. Horton for the Series 2014 Debt Service for FY2015 and FY2016 [5 minutes]

Ms. Cerbone recalled that Mr. LaBoe previously raised questions regarding this matter. Mr. LaBoe was provided with all documentation and he has not provided any discrepancy documentation. She notified the Trustee about Mr. LaBoe’s contention that there was an error. The Trustee provided written confirmation that all payments were made, as appropriate.

This item would be removed from future agendas, until receipt of any discrepancy documentation.

TENTH ORDER OF BUSINESS

Consideration of Third Amendment to the Maintenance Agreement Between LALP Development, LLC, Toscana Isles Community Development District, Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc. [5 minutes]

Ms. Cerbone presented the Third Amendment to the Maintenance Agreement, which includes updates to some of the Exhibits to the Agreement, as well as some updates to the verbiage in the Agreement. Ms. Steinerts stated that statutory language was added to the Agreement to conform with recent statutory requirements, such as E-Verify requirements.

On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the Third Amendment to the Maintenance Agreement Between LALP Development, LLC, Toscana Isles Community Development District, Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc., was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Providing for the Designation of Certain District Roads and Areas Within Toscana Isles for Golf Cart Use; Making Certain Findings of Fact; Providing for Signage on Said District Roads and Areas; Restricting the Hours of Operation of Golf Carts on District Roads and Areas; Imposing Requirements for Golf Carts and Golf Cart Drivers Operating on District Roads and Areas; and Providing an Effective Date [13 minutes]

Ms. Cerbone recalled the thought that this item should be tabled until the District has a full resident-elected Board. She explained that the purpose of this Resolution is to protect the residents within the District and to ensure appropriate golf cart usage. This would in no way conflict with the Florida Statutes or local roadway policies, rules, laws, etc.

The consensus of the Board Members in attendance was that this should be adopted, as it was believed that deferring this matter further exposes the District to unnecessary liability.

Ms. Cerbone presented Resolution 2021-06 and read the title.

On MOTION by Mr. Peshkin and seconded by Mr. Hays, with all in favor, Resolution 2021-06, Providing for the Designation of Certain District Roads and Areas Within Toscana Isles for Golf Cart Use; Making Certain Findings of Fact; Providing for Signage on Said District Roads and Areas; Restricting the Hours of Operation of Golf Carts on District Roads and Areas; Imposing Requirements for Golf Carts and Golf Cart Drivers Operating on District Roads and Areas; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Staff Reports [5 minutes]

A. District Counsel: *Straley Robin Vericker*

There was nothing to report.

B. District Engineer: *AM Engineering, LLC*

There was no report.

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

I. Update from HOA Regarding Clubhouse Availability

Ms. Cerbone stated that the Clubhouse was still not open.

II. 612 Registered Voters in District as of April 15, 2021

There were 612 registered voters residing within the District as of April 15, 2021.

III. NEXT MEETING DATE: Meeting was Changed from July 7, 2021 to July 14, 2021 at 10:00 A.M., at Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233 (Public Hearing to Adopt Budget)

○ **QUORUM CHECK**

The next meeting will be on July 14, 2021, rather than on July 7, 2021.

On MOTION by Mr. Peshkin and seconded by Mr. Watson, with all in favor, rescheduling the Public Hearing and Regular Meeting scheduled for July 7, 2021 to July 14, 2021, was approved.

Ms. Cerbone stated that some dollar amount updates to the proposed Fiscal Year 2022 budget were needed, as a result of the discussion at the last meeting. With the updates, the assessment increase would be approximately \$70. Due to the increase, a Mailed Notice, which would include a statement explaining the reasons for the assessment increase, must be sent to the property owners. The Mailed Notices would be sent on or around June 24, 2021.

Discussion ensued regarding the Tax Collector fee and Ms. Cerbone recalled a question at the last meeting about where the “refund” is booked, if the Tax Collector issues a refund. Per the Tax Collector, if the District is ever overcharged, the Tax Collector/Property Appraiser issues a check to the District; the refund is coded as a contra expense on the corresponding budget line item, rather than to incoming revenues.

Regarding a question at the last meeting regarding a “miscellaneous” amount in Revenues, Ms. Cerbone stated that it belongs with the Trustee, in the Acquisition and

Construction Fund. A refund from a vendor was deposited there but it was in the process of being remitted to the Trustee.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests [5 minutes]

- **Mailbox Roof Structure Project**

The Mailbox Roof Structure Project would be removed from future agendas.

FOURTEENTH ORDER OF BUSINESS

Public Comments [10 minutes]

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Watson and seconded by Mr. Peshkin, with all in favor, the meeting adjourned at 10:14 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair