

**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 5, 2024 at 10:00 a.m. at the Toscana Isles Amenity Center, 100 Maraviya Boulevard, Venice, Florida 34275.

**Present were:**

Scott Blaser	Chair
Bill Contardo	Vice Chair
Paul Schmitt (via telephone)	Assistant Secretary
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary

**Also present:**

Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Vivek Babbar (via telephone)	District Counsel
Sebastian Walczak	Master Association General Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 11:04 a.m.

Supervisors Blaser, Contardo, Collins and Traczuk were present. Supervisor Schmitt attended via telephone.

**SECOND ORDER OF BUSINESS**

**Continued Discussion: Resolution 2021-05,  
Policies Regarding the Conduct of  
Meetings of the Board**

Mr. Blaser deferred reviewing the Policy, since no residents were present.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Meeting  
Duration**

This item was not addressed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes**

- **May 1, 2024 Regular Meeting**

Ms. Sanchez presented the following edits submitted by Mr. Schmitt:

Line 86: Change “option” to “opinion”

Lines 90 and 92: Change “CDD” to “HOA”

Line 151: Delete “Mr. Keith Scappatura”

Line 157: Change “but” to “that”

<p><b>On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the May 1, 2024 Regular Meeting Minutes, as amended, were approved.</b></p>
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**FIFTH ORDER OF BUSINESS**

**Chairman’s Opening Remarks**

There was no opening remarks from the Chair.

**SIXTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SEVENTH ORDER OF BUSINESS**

**Resident Concerns**

Ms. Sanchez discussed the following resident concerns from the last meeting:

**A. Rip Rap at Maraviya**

This is not a CDD matter; the HOA or possibly the Developer should be contacted.

**B. Transmission Fluid Leak on Road**

The City is repairing and maintaining the road to address the issues, due to the transmission leak.

**EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Second Demand Letter to Juniper Landscaping of Florida, LLC for Completion of Warranty Work**

Mr. Schmitt reported the following:

- There were two Juniper contracts.
- The original Juniper contract with the Developer and CDD was for the location where the sabal palms were installed. It involved replacing the damaged palms that were under warranty, which was expiring December 2022, and Juniper crediting the CDD for shorting the replacement amount.
- The CDD engaged in a second contract for additional landscaping in the buffer area, which was paid for using the credit from Juniper; the CDD deemed that project complete.
- Juniper was confused about the status of the two projects.
- He disagrees with Juniper's statement at an HOA meeting that they completed the warranty work so, after the meeting, he advised Mr. Dan Damont, of Juniper, what part of the project was not completed, which resulted in a walkthrough of the project on May 15, 2024 with Mr. Damont, Mr. Anthony Scappatura, HOA President Eugene Copeland, former HOA Board Member and Mr. Walczak.
- Juniper agreed to fill in the holes on June 17, 2024.
- In response to Juniper not agreeing to reimburse the HOA about \$7,000 for stump grinding and removing debris, which Juniper originally agreed to do but that probably changed direction when the HOA fired Juniper. He sent a video taken by a resident of the stumps. He prefers to pursue this after Juniper finishes filling in the holes.

Discussion ensued regarding the difference of opinions about Juniper not reimbursing the HOA for stump grinding versus the HOA engaging a company because Juniper did not fulfill the contract.

The Board consensus is for Mr. Schmitt to pursue Juniper to work on the stumps after they finish filling in the holes; if Juniper declines, the CDD will then file a claim against Juniper's insurance company for failing to fulfill the contract.

This item will be kept on the agenda as an update.

**NINTH ORDER OF BUSINESS****Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects**

Ms. Sanchez stated that she received and acknowledged receipt of 32 resident emails yesterday evening regarding damaged roads and sidewalks, which were forwarded to Mr. Traczuk; she suggested sending an e-blast reminding residents that this will be a lengthy process.

Mr. Traczuk, the CDD liaison with D.R. Horton, provided the following update:

- Supervisor Traczuk intends to meet with the residents who sent emails, to clarify what they consider to be damages.
- Supervisor Traczuk, Mr. Koroll, Ms. Jochum and Jeff Munzig met with the Venice Town Engineer on May 31, 2024. It appears that there are no construction bonds left for this development, as all the bonds the Developer and Builder submitted were returned on August 5, 2021. A Geotechnical Engineer, in addition to the Engineer, were needed for a proper evaluation. Turnover from the Developer to the HOA occurred January 2021 but Supervisor Traczuk believes there is outstanding paperwork still needed to complete the process.
- Supervisor Traczuk and Mr. Foxwell spoke about designating someone from the HOA to work with him in reference to the sidewalk and roadway issues. Mr. Foxwell agreed to designate someone; Supervisor Traczuk will suggest designating Ms. Jochum.

CDD Board Members think the HOA should be handling warranty matters and stated they are having difficulty trusting the Engineers.

The Board discussed following up with Kimley-Horn to obtain a second opinion about the roads, the road issues starting well before now and a suggestion to distribute the February 2021 Roadway Study Report to the Board for review.

Mr. Blaser thinks that the CDD does not need to issue another letter as the CDD is making progress than he anticipated; he is optimistic this will be resolved to everyone's liking.

Ms. Sanchez will forward the 2021 Roadway Study Report and the Geothermal Report to the Board and, if it exists, a copy of any comments made in the meeting minutes or on the audio regarding the Roadway Study Report.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2024-03. She reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

As directed, given the myriad of road and sidewalk issues discussed at the last meeting, Ms. Sanchez presented a mock proposed Fiscal Year 2025 budget with an additional budget line item of \$10,000 for a Geotechnical Engineer to perform a survey that, if approved, results in assessments increasing just under \$12 per unit type. The Board can approve this addition today or delete it and make other adjustments to the budget up until adopting the budget at the public hearing.

The Board consensus was to add the new budget line item and fund it with Unassigned funds rather than increase assessments.

The following changes will be made to the proposed Fiscal Year 2025 budget:

Page 1, Professional & administrative: Insert "Geotechnical Engineering" line item for "\$10,000"

**On MOTION by Mr. Blaser and seconded by Mr. Contardo, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 7, 2024 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Boulevard, Venice, Florida 34275; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of**

**Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2024-04. The following change will be made to the Fiscal Year 2024/2025 Meeting Schedule:

DATE, January: Delete

The Fiscal Year 2024/2025 Meeting Schedule will be emailed to Mr. Walczak.

**On MOTION by Mr. Contardo and seconded by Mr. Blaser, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2024**

**On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Straley Robin Vericker**
- B. District Engineer: AM Engineering, LLC**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: July 3, 2024 at 10:00 AM**
  - **QUORUM CHECK**

The next meeting will be on July 3, 2024, unless cancelled.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

A Board Member stated that the Board Members should think about whether the "Legal" budget line item is sufficient if the CDD needs to pay litigation attorney fees. Ms.

Sanchez stated that was considered, which is why the amount in Fiscal Year 2024 is the same for Fiscal Year 2025. Mr. Babbar stated that the CDD’s insurance policy covers \$100,000 and has only expended in the mid \$20,000 to date.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments [15 minutes]**

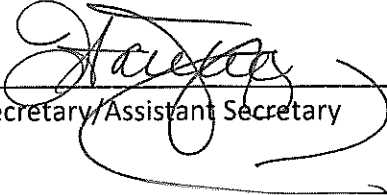
No members of the public spoke.

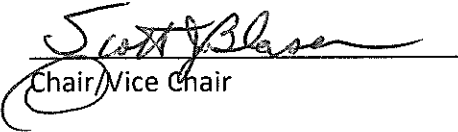
**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Blaser and seconded by Mr. Traczuk, with all in favor, the meeting adjourned at 10:57 a.m.**

[SIGNATURES APPEAR ON THE NEXT PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair