

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on September 4, 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	Assistant Secretary
James Collins	Assistant Secretary

**Also present:**

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Linda Hogenmiller	Resident
Jeff Munzing	Resident
Bill Ambrose	Resident
Dennis Koroll	Resident
Neal Green	Resident
Diane Jochum	Resident
Carlo Quintiliani	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Blaser called the meeting to order at 10:00 a.m. Supervisors Blaser, Contardo, Schmitt and Collins were present. Supervisor Traczuk was absent.

**SECOND ORDER OF BUSINESS**

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

Mr. Blaser reviewed the rules for conducting CDD meetings and noted the importance of civility.

**THIRD ORDER OF BUSINESS**

**Approval of August 7, 2024 Public Hearing  
and Regular Meeting Minutes**

The following change was made:

Lines 259 and 262: Change “Contardo” to “Schmitt”

**On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the August 7, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**FOURTH ORDER OF BUSINESS**

**Chairman’s Opening Remarks**

Mr. Blaser thanked everyone for attending the meeting.

**FIFTH ORDER OF BUSINESS**

**Resident Concern(s)**

- **Gialla Road Street Signs**

Ms. Sanchez stated that the street signs should have been placed and are missing. They were ordered and will be installed.

Asked about a question from the previous meeting regarding a Board seat, Ms. Sanchez stated Staff checked with the Supervisor of Elections (SOE) and they confirmed that Seat 5 was on the election ballot. No one qualified to run for the seat at the November 2024 General Election so, when that term expires in November, it will be up to the Board to appoint a qualified elector to fill the seat. Asked about the term length, Mr. Babbar stated the open seat will be a four-year term.

**SIXTH ORDER OF BUSINESS**

**Public Comments**

Resident Carlo Quintiliani distributed photographs and asked for a stop sign to be installed at the corner of Maraviya and Villoresi Boulevard. He asked for the damaged asphalt on Maraviya Boulevard and Palestro Street, north of Villoresi Boulevard, to be repaired.

Regarding the road damage, Mr. Blazer stated, an ongoing report of all the damage throughout the development is being compiled and will be sent to the construction company, which previously agreed to review the damage and make some repairs. This data will be added to that report.

Regarding the stop sign request, Ms. Sanchez stated, typically, a traffic study must be performed for a stop sign to be approved and installed; she will find out if one is supposed to be at the location in question.

Resident Jeff Munzing asked about street inspections and a completion date for the roadwork.

Mr. Blaser stated, according to the builder, inspections will commence once home construction is completed.

Asked if he heard of the term “28 Inspections,” Mr. Babbar replied no.

**SEVENTH ORDER OF BUSINESS**

**Update: Second Demand Letter to Juniper Landscaping of Florida, LLC for Completion of Warrant Work**

Ms. Sanchez stated she forwarded an email to the Board and blind-copied everyone regarding Anthony and Juniper’s last email.

Mr. Schmitt reported that he coordinated with Anthony to complete the warranty work and inspected the area in question with Anthony six weeks ago. He stated the work is complete.

**On MOTION by Mr. Schmitt and seconded by Mr. Contardo, with all in favor, deeming the Warranty Work complete, sending a letter to Juniper Landscaping of Florida, LLC, confirming completion and removing this item from future agendas, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects**

Ms. Sanchez read an update from Mr. Traczuk into the record as follows:

“As an update, myself and Ray Foxwell met yesterday, August 27<sup>th</sup>, on a tele-meeting with John Till of ICCIMS Infrastructure Management. During the meeting, a lot was discussed and John answered a lot of questions. Unfortunately, he has spoken with his associates and they feel there is a possibility that helping us, the CDD, may lead to having his engineer spend time in litigation and they feel they cannot spare the engineer’s time. He did indicate that we needed someone with a smaller, regional engineering firm. He also suggested that some boring samples be taken from the area that appears to have damage. John’s firm is in Largo, Florida. I did reach out to the City of Venice Engineering Department, Kathleen Weedon, in hopes she could recommend someone. I also spoke with Ray concerning the cost of a second opinion and

he indicated that the HOA will need to have an approximate cost before committing to a second engineer.”

Ms. Sanchez stated, as the Board is aware, this matter will take time to resolve and Staff is continuing to collect resident emails and concerns, of which there are approximately 50. Supervisor Traczuk has begun responding to some of them, through his CDD email, but it will continue to take time to gather all the information. Once home construction is completed, the Board can decide how best to respond to DR Horton’s letter. Also, the Board can decide what additional steps to take in the future. Ms. Sanchez recalled that the Board previously budgeted for a geotechnical engineer in Fiscal Year 2025.

A board member believes this item addresses two separate issues; the quality of the installation of the roads and the damage to the roads caused by DR Horton. He thinks these items should be separated into two agenda items, as merging them into one is confusing.

Discussion ensued regarding the relevance of a previously-generated report that has several references to the roadway defects, boring samples, HOA involvement, engaging a geotechnical engineer, the current condition of the roads and Mr. Traczuk identifying the responsibility of the builder before considering a second opinion.

Ms. Sanchez will ask Mr. Traczuk to separate the two items mentioned and notify him that this is the request of the Board.

This item to remain on the agenda.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2024**

**On MOTION by Mr. Contardo and seconded by Mr. Schmitt, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Straley Robin Vericker**
- B. District Engineer: AM Engineering, LLC**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no Staff reports.

- **NEXT MEETING DATE: October 2, 2024 at 10:00 AM**
  - **QUORUM CHECK**

The next meeting will be held on October 2, 2024, unless cancelled.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

A Board Member asked if the District Engineer is attending via telephone. Ms. Sanchez replied no.

A Board Member noted that there is standing water outside of the weir and asked where it is coming from and what is causing it to get in front of the weir.

Discussion ensued regarding drainage concerns, the lakes, rainfall, a blocked culvert that was cleared by the County, a ditch, water levels and a nearby river.

**TWELFTH ORDER OF BUSINESS**

**Public Comments [15 minutes]**

Resident Diane Jochum stated residents spoke to the City Engineer about the washouts. She discussed the change in the quantity of water.

Resident Dennis Koroll stated that water drains through the lakes, out of the weir and finally out to the canal. He discussed a blocked culvert, a small whirlpool, the manholes, construction debris, road defects, the City, the engineers and the design.

A Board Member recommended having the District Engineer investigate the change in water quantity and report his findings to the CDD and the HOA.

Mr. Munzing commented on the pond elevation, blocked culvert, canal and the weir.

Resident Neal Green stated he would appreciate it if the CDD sends a letter to the HOA regarding the 60" pipe and the need to resolve the drainage issues.

Discussion ensued regarding the District Engineer, the budget, if a workshop should be scheduled, hiring a plumber to unclog the culvert and sending a letter to the HOA regarding resolving the drainage issues.

Ms. Sanchez will ask the District Engineer to attend the next meeting.

Ms. Sanchez will contact the HOA regarding getting the culvert scoped to see if there is blockage.


**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Schmitt and seconded by Mr. Contardo, with all in favor, the meeting adjourned at 11:11 a.m.**



Secretary/Assistant Secretary



Chair/Vice Chair