

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

The Toscana Isles Community Development District held a Landowners' Meeting on Wednesday, 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.

**Present at the meeting were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Vivek Babbar (via telephone)	District Counsel
John Peshkin	Developer
Alex Hays	Developer Representative
Daniel Peshkin	Developer Representative
Brian Watson	Developer Representative
Mike LaBoe	Resident
Jeffrey Sweater	Resident
Steve Wood	Resident
Thomas Hart	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:03 a.m. Due to the number of attendees, the meeting was held outside of the scheduled meeting location building to adhere to COVID-19 safety guidelines.

**SECOND ORDER OF BUSINESS**

**Proof of Publication**

The affidavit of publication was provided for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of a Chair to Conduct Landowners' Meeting**

All in attendance agreed to Ms. Cerbone serving as Chair to conduct the Landowners' meeting.

Ms. Cerbone stated that this would be the last Landowners' Meeting, as the District has met the Florida Statute requirements to transition the remaining board seats to residents of the District, through the General Election process in November 2022.

▪ **Determine Number of Voting Units Assigned by Proxy**

**This item, previously Item 4BII, was presented out of order.**

The following votes were assigned by proxy:

D.R. Horton assigned 265 voting units by proxy to LALP Development LLC.

LALP Development LLC assigned 311 voting units by proxy to Mr. John Peshkin.

The property owners attending today's meeting were validated via the Property Appraisers website.

Mr. LaBoe stated that the Property Appraiser's figures he obtained differed significantly from the figures Ms. Cerbone presented for D.R. Horton and LALP Development, which, she too obtained from the Property Appraiser's website. Mr. Babbar stated that the Property Rolls are provided to the District and are used to certify the operation and maintenance assessments for collection through the County Tax Collector; the Property Appraiser's office would notify the District of any updates that are made to the tax rolls. Ms. Cerbone referred to the affidavit of publication form in the agenda package, which explained the appeals process, and stated she would email the County Rolls obtained.

Mr. Steve Wood retrieved and ripped up the ballot he provided to Ms. Cerbone; deciding not to make a nomination at this time.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisor [SEAT 5]**

**A. Nominations**

Mr. John Peshkin nominated the following:

Seat 5            Brian Watson

No other nominations were made.

**B. Casting of Ballots**

**I. Determine Number of Voting Units Represented**

A total of 576 voting units were represented.

**II. Determine Number of Voting Units Assigned by Proxy**

A total of 576 voting units were assigned by proxy.

Mr. John Peshkin cast the following votes as proxy holder for D.R. Horton:

Seat 5            Brian Watson            265 votes

Mr. John Peshkin cast the following votes as proxy holder for LALP Development, LLC:

Seat 5            Brian Watson            311 votes

**C. Ballot Tabulation and Results**

Ms. Cerbone reported the following ballot tabulation, results and term lengths:

Seat 5            Brian Watson            576 votes            Four-year Term

**FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

Mr. Sweater asked for an explanation of the difference between a Landowner Board and a Regular Board. Ms. Cerbone stated there is just one CDD Board. This Landowners' meeting was held to fill a Landowner-elected Seat whose term expired.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair