

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on August 9, 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 (via telephone)	Vice Chair
Daniel Peshkin	Assistant Secretary
Jeffrey Sweater	Assistant Secretary
Michael LaBoe	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Daniel Rom (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts	District Counsel
John Peshkin (via telephone)	LALP Development
Off-Duty Police Officer	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Ms. Cerbone stated that the meeting was anticipated to last no more than one hour. The Board agreed that one hour was sufficient time.

THIRD ORDER OF BUSINESS

Public Comments [10 minutes]

There were no public comments.

CONSENT AGENDA ITEMS [5 minutes]

Ms. Cerbone stated that any Board Member could single out an item for further examination; otherwise, it would be assumed that the items were previously reviewed and accepted.

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

BUSINESS ITEMS

EIGHTH ORDER OF BUSINESS

**Discussion: RFP for Second Lift of Asphalt
[10 minutes]**

Ms. Cerbone stated a second lift of asphalt is necessary in the applicable areas. She recalled that this item was discussed during previous meetings but in different contexts. She reviewed the Request for Proposals (RFP) process, including Board authorization for Staff to work with the Developer and Mr. Hays, drafting and advertising the RFP, the 30-day advertising window, bid opening, pre-bid meeting, evaluation of respondents and awarding the contract.

Regarding the meeting to evaluate and award the contract, Ms. Cerbone stated she would not recommend any date prior to September 22, 2021, in order to ensure that potential respondents have sufficient time to submit their bids, as required by the Florida Statutes. She asked if the Board was amenable to cancelling the September 1, 2021 meeting and scheduling a later date in September and authorizing CDD Staff to commence the RFP process.

On MOTION by Mr. Peshkin and seconded by Mr. Sweater, with all in favor, authorizing Staff to commence the RFP process and rescheduling the September 1, 2021 meeting to a later date in September, was approved.

NINTH ORDER OF BUSINESS

**Update: DR Horton's Conveyance of CDD
Budget Information to Home Buyers [5
minutes]**

Ms. Cerbone recalled that, at the last meeting, several residents indicated that DR Horton did not explain to them that the assessments could vary. She reported the following:

- Mr. Sweater offered to contact DR Horton, drafted a memo and copied various people and Management on an email regarding the assessments and the community.
- Ms. Cerbone conferred with DR Horton's Regional Vice President of Sales, Ms. Debra Thomas, who was not one of the individuals copied on the email.
- Ms. Thomas advised that she has been in the industry for 20 years, dealt with CDDs all over Florida and she is in charge of training the sales staff.
- Ms. Thomas ensured that all trainees were kept current on all information and are instructed to explain to homebuyers that the assessment is comprised of two components, the debt portion and the operation and maintenance (O&M) portion, Trainees are also instructed to never tell prospective buyers that CDD assessments never increase and to inform homebuyers that assessments could vary but that, hopefully, the increases are slight.

TENTH ORDER OF BUSINESS**STAFF REPORTS [5 minutes]****A. District Counsel: *Straley Robin Vericker***

Asked about RFP submittals, Ms. Steinerts stated, typically, there is a submittal and electronic copies attached to it for District Staff's convenience, unless the Board determines that it should only be electronic. Ms. Cerbone stated she is accustomed to receiving sealed bids with a thumb drive or disk enclosed inside the envelope. Discussion ensued.

B. District Engineer: *AM Engineering, LLC*

There was no report.

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

- **NEXT MEETING DATE: September 1, 2021 at 10:00 a.m., Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233**

- **QUORUM CHECK**

The Board and Staff discussed other options, in terms of date, time and location.

Ms. Cerbone stated, if the next meeting is held on September 22, 2021, it would be necessary to change the meeting time, as the venue is not available until noon.

On MOTION by Mr. Hays and seconded by Mr. Peshkin, with Mr. Hays, Mr. Peshkin, Mr. Sweater and Mr. Watson in favor, and Mr. LaBoe dissenting, cancelling the September 1, 2021 meeting and rescheduling it to September 22, 2021 at 12:00 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honore Avenue, Sarasota, Florida 34233, was approved. (Motion passed 4-1)

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests [5 minutes]

Mr. LaBoe stated he would like to attend the next meeting and asked why it could not be on September 29, 2021. Ms. Sanchez stated the meeting room would not be available on that date.

TWELFTH ORDER OF BUSINESS

Public Comments [10 minutes]

There were no public comments.

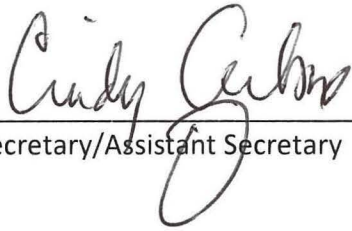
THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the meeting adjourned at 10:19 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair