

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

April 27, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Toscana Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0100•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 20, 2022

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Regular Meeting on April 27, 2022 at 10:00 a.m, at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion/Consideration: Meeting Duration **[1 hour]**
3. Public Comments **[10 minutes]**

CONSENT AGENDA ITEMS [5 minutes]

4. Discussion: Requisition(s)
 - I. No. 379, AM Engineering, LLC [\$192.50]
 - II. No. 380, T-Top Electric, LLC [\$685.00]
 - III. No. 381, Tech Tactics, LLC [\$2,935.00]
 - IV. No. 382, Rusty Plumbing Company, Inc. [\$1,335.00]
 - V. No. 383, Superior Asphalt, Inc. [\$415,889.20]
 - VI. No. 384, Cast-Crete USA, LLC [\$11,940.00]
 - VII. No. 385, Juniper Landscaping of Florida, LLC [\$3,779.50]
 - VIII. No. 386, Sarasota Drone Guy LLC [\$1,500.00]
 - IX. No. 387, DeJonge Excavating Contractors, Inc. [\$11,250.00]
 - X. No. 388, Martin Sewer Testing, Inc. [\$6,409.97]
 - XI. No. 389, Smith-Manus Agency, Inc. [\$1,298.00]
 - XII. No. 390, AM Engineering, LLC [\$181.25]
5. Ratification Items

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: MEETING LOCATION

- I. Juniper Landscaping of Florida, LLC, Proposal No. 139217 for Fountain Power Trenching
 - II. Martin Sewer Testing, Inc., Estimate # 177 for Sewer Testing
 - III. DeJonge Excavating Contractors Inc., Estimate #022505 for Sewer Cleaning
- 6. Acceptance of Unaudited Financial Statements as of March 31, 2022
 - 7. Approval of January 26, 2022 Regular Meeting Minutes

BUSINESS ITEM(S)

- 8. Consideration of Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date **[5 minutes]**
- 9. Discussion: Topics Being Discussed with Master Association **[10 minutes]**
 - I. Usage of Stormwater Ponds and Adjacent Areas
 - II. Fishing - Catch and Release/Catch and Kill
 - III. Water Quality
 - IV. Lake Watch
- 10. Discussion: Policy Regarding Parking and Towing on CDD Roads **[5 minutes]**
 - Master Association Towing Policy
- 11. STAFF REPORTS **[5 minutes]**
 - I. District Counsel: *Straley Robin Vericker*
 - II. District Engineer: *AM Engineering, LLC*
 - III. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 25, 2022 at 10:00 A.M.

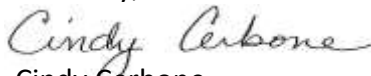
○ **QUORUM CHECK**

Daniel Peshkin	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jeffrey Sweater	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Alex Hays	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael LaBoe	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Brian Watson	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests **[15 minutes]**
13. Public Comments **[5 minutes]**
14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS, STAFF AND MEMBERS OF THE
PUBLIC TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

41

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 379**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **379**
- (B) Name of Payee: **AM Engineering, LLC**
- (C) Amount Payable: **\$ 192.50**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

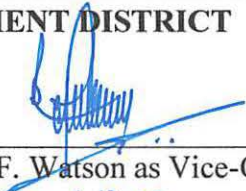
Invoice 52938 – Review Requisitions 369-375 \$ 192.50

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-13-22

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: **D. Shawn Leins**
D. Shawn Leins
As District Engineer and Consulting Engineer to the District

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM Engineering, LLC, cn=D. Shawn Leins,
email=sleins@amengfl.com
Date: 2022.01.18 10:24:58 -05'00'

Date: _____



8340 CONSUMER COURT
SARASOTA, FL 34240
(941) 377-9178

Invoice Date 12/30/2021

Invoice Number 52938

Net 15 days

Invoice submitted to:

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
C/O CRAIG WRATHELL
WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

Job Number: VANG0015CDD
In Reference To: UPDATE CDD AT TOSCANA ISLES

Professional Services

ADMINISTRATIVE ASSISTANT

PRINCIPAL ENGINEER

For professional services rendered

<u>Hrs/Rate</u>	<u>Amount</u>
0.50	42.50
85.00/hr	
1.00	150.00
150.00/hr	
	<hr/>
	\$192.50

REVIEW REQUISITIONS -369-375

For Professional services rendered through
Thank you for your business!

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

411

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 380

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 380
- (B) Name of Payee: T-Top Electric, LLC
- (C) Amount Payable: **\$685.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Invoice 2138 – Fountain Pumps

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT

By:  _____

Brian F. Watson as Vice-Chair

Date: 1-13-22

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: **D. Shawn Leins**
D. Shawn Leins
As District Engineer to the District Consulting Engineer to the District

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM Engineering, LLC, cn=D. Shawn Leins, email=sleins@amengfl.com
Date: 2022.01.18 10:26:07 -05'00'

Date: _____

5



T-Top Electric, LLC
6320 18th Avenue East
Bradenton, FL 34208
EC # 13008059

Note: New address
←

Invoice

Date	Invoice #
12/22/2021	2138

Bill To
Toscana Isles Community Development District

P.O. No.	Terms	Project
		Toscana Fountains

Quantity	Description	Rate	Amount
	Fountain 1 Pull wire slack to reach control box extend pipe to box hook up fountain and test Fountain 2 Get in lake and feed slack into pipe Extend pipe in to control box Hook up fountain and test Nick: 4 hours Bobbo: 4 hours	685.00	685.00
		Balance Due	\$685.00

Thank you for being a valued customer. Please be advised payments not received within 30 days will be subject to a late charge of 2% percent per month.

Total \$685.00

Phone #
941-242-5571

E-mail
ttop@ttoelectric.com

[Signature]
1/3/2022

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4111

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 381

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 381
- (B) Name of Payee: Tech Tactics, LLC
- (C) Amount Payable: \$2,935.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Invoice 4198 – Toscana Isles 2nd Entry Camera Equipment Install

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT

By:  _____

Brian F. Watson as Vice-Chair

Date: 1-13-22 _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By **D. Shawn**

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Digitally signed by D. Shawn
Leins
DN: c=US, st=Florida,
l=Sarasota, o=AM Engineering,
LLC, cn=D. Shawn Leins,
email=sleins@amengfl.com
Date: 2022.01.18 10:26:45

Date: _____

5



TECH TACTICS

PO Box 53176
Sarasota, FL 34232

Invoice

Invoice #: 4198
Invoice Date: 12/22/2021
Due Date: 1/6/2022

Bill To:
Toscana Isles CDD

Description	Hours/Qty	Rate	Amount
Install and configure security camera system with remote access at 2nd entry/exit gate		2,720.00	2,720.00
APC Industrial UPS BV400XU	1	215.00	215.00

Thank you for your business.

Total \$2,935.00

Payments/Credits \$0.00

Balance Due \$2,935.00

[Handwritten Signature]
1/3/2022

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

41V

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 382**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 382
- (B) Name of Payee: Rusty Plumbing Company, Inc.
- (C) Amount Payable: \$1,335.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due

and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

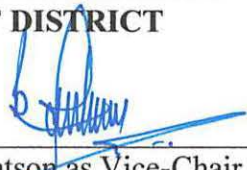
Invoice #713-Toscan, dated 12/23/2021–Toscana PH5 Work for City Utilities Warranty

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-13-22

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC.

D. Shawn
By: _____

D. Shawn Leins
Leins
As District Engineer and
Consulting Engineer to the District

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota,
o=AM Engineering, LLC, cn=D.
Shawn Leins,
email=sleins@amengfl.com
Date: 2022.01.18 10:27:11 -05'00'

Date: _____

2

RUSTY PLUMBING CO., INC.
2180 CORNELL STREET
SARASOTA, FL 34237
(941) 366-4424 Fax (941) 955-1203

CUSTOMER #: 49
INVOICE #: 713-TOSCAN
INVOICE DATE: 12/23/21
DUE DATE: 01/22/22

BILL TO:
TOSCANA ISLES CDD
2300 GLADES ROAD
SUITE 410W
BOCA RATON, FL 33431

JOB: 713-20
MISCELLANEOUS EXTRAS

DESCRIPTION	QUANTITY	PRICE	AMOUNT
-------------	----------	-------	--------

TOSCANA PH5 WARRANTY WORK INSTALL PLUGS IN SEWER MAIN IN SEVERAL DIFFERENT LOCATIONS TO TV LINES. UNABLE TO TV DUE TO DIRT IN LINES.	1 LS	1335.000 / LS	1,335.00
--	------	---------------	----------

NET DUE: 1,335.00

Thank you for your business!


1/3/2022

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4V

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 383**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **383**
- (B) Name of Payee: **Superior Asphalt, Inc.**
- (C) Amount Payable: **\$415,889.20**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):


Invoice 489421-01 – Final Lift of Asphalt

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-13-22

CONSULTING ENGINEER’S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

**D. Shawn
Leins**

By: D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota,
o=AM Engineering, LLC, cn=D.
Shawn Leins,
email=sleins@amengfl.com
Date: 2022.01.18 10:27:40 -05'00'

Date: _____



Superior Asphalt, Inc.

INVOICE

SOLD TO TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

ALL ACCOUNTS ARE DUE AND PAYABLE AT:
 P. O. BOX 2489
 ONECO, FL 34264

INTEREST AT THE HIGHEST LEGAL RATE ALLOWABLE OR 1 1/2% PER MONTH WHICHEVER IS LESS SHALL BE CHARGED AND PAID AFTER DUE DATE.

JOB #	DATE	TERMS: DUE UPON	INV. NO.
489421	12/21/2021		489421-01
ESTIMATE FOR WORK PERFORMED AT PER ATTACHED SCHEDULE.		<u>TOSCANA ISLES FINAL LIFT OF ASPHALT</u>	
		TOTAL WORK COMPLETED	\$ 415,889.20
		LESS 10% RETAINAGE	\$ -
		SUBTOTAL	\$ 415,889.20
		LESS PREVIOUS INVOICE	\$ -
TOTAL AMOUNT DUE			\$ 415,889.20

[Handwritten Signature]
 1/3/2022

SUPERIOR ASPHALT, INC.

TO: TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PROJECT BILLING FORM

JOB#: 489421
 NAME: TOSCANA ISLES FINAL LIFT OF ASPHALT

DATE: 12/21/2021

ESTIMATE NO: 489421-01

ITEM	DESCRIPTION	ESTIMATED QUANTITY	PREVIOUS QUANTITY	QTY THIS ESTIMATE	TOTAL QTY TO DATE	UNIT	PRICE	AMOUNT THIS ESTIMATE	TOTAL AMOUNT TO DATE
1	TYPE SP-9.5 ASPHALT FINAL LIFT	57700.00		57700.00	57700.00	SY	\$ 6.35	\$ 366,395.00	\$ 366,395.00
<u>PESCADOR PLACE & MARAVIYA BLVD</u>									
2	1" PAVEMENT MILLING	980.00		1721.00	1721.00	SY	\$ 9.70	\$ 16,693.70	\$ 16,693.70
3	1" TYPE SP-9.5 ASPHALT REPLACEMENT	980.00		1721.00	1721.00	SY	\$ 12.50	\$ 21,512.50	\$ 21,512.50
<u>ALLEY OFF OF CALMAR WAY</u>									
4	1" TYPE SP-9.5 ASPHALT FINAL LIFT ALLEY	240.00		240.00	240.00	SY	\$ 12.50	\$ 3,000.00	\$ 3,000.00
<u>VARIOUS ASPHALT REPAIRS</u>									
5	INLET PAVEMENT REPAIRS	320.00		518.00	518.00	SF	\$ 16.00	\$ 8,288.00	\$ 8,288.00
TOTAL WORK COMPLETED								\$ 415,889.20	\$ 415,889.20
LESS 10% RETAINAGE								\$ -	\$ -
SUBTOTAL								\$ 415,889.20	\$ 415,889.20
LESS PREVIOUS INVOICE									
TOTAL								\$ 415,889.20	\$ 415,889.20

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4VI

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 384**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **384**
- (B) Name of Payee: **Cast-Crete USA, LLC**
- (C) Amount Payable: **\$11,940.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

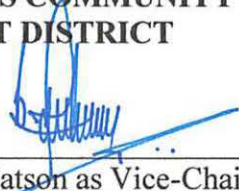
Invoice 8501 dated 12/21/2021 – Miami & Detectable warnings

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-13-22

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

D. Shawn
By: _____

Leins
D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota,
o=AM Engineering, LLC, cn=D.
Shawn Leins,
email=sleins@amengfl.com
Date: 2022.01.18 10:29:04 -05'00'

Date: _____



Cast-Crete USA, LLC
DBA Curbco
8008 34th Avenue East
Bradenton FL 34211
941 747-4848

License: CBC1264919

Contract Invoice

Invoice#: 8501

Date: 12/21/2021

Billed To: Toscana Isles Community Development District
2300 Glades Road
Suite 410W
Boca Raton FL 33431

Project: 9050 - Toscana Isles R&R Curb

Due Date: 01/20/2022

Terms: 30DY

Order#

Description	Quantity	Unit	Price	Total
T&M R&R 169 LF of Miami Curb and place 4 detectable warnings	1.00	LS	\$11,940.00	\$11,940.00

Notes:

A service charge of 18% per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Sales Tax:	0.00
Invoice Total:	11,940.00
Retention:	0.00
Amount Paid:	0.00
Amount Due	11,940.00

[Signature]
1/3/2022

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4VII

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018
2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 385**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **385**
- (B) Name of Payee: **Juniper Landscaping of Florida, LLC**
- (C) Amount Payable: **\$ 3,779.50**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

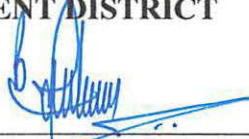
Invoice 145369 – Bury Fountain Power Line **\$ 562.50**
Invoice 145371 – Irrigation Repairs during Maraviya Drain install **\$ 3,217.00**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 1-13-22

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: **D. Shawn**

D. Shawn Leins

Leins

As District Engineer and
Consulting Engineer to the District

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota,
o=AM Engineering, LLC, cn=D.
Shawn Leins,
email=sleins@amengfl.com
Date: 2022.01.18 10:28:33 -05'00'

Date: _____

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 145369

Bill To
Toscana Isles Community Development District- Land c/o LALP Development, LLC 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
01/04/22	1/4/2022
Account Owner	PO#
Dan DeMont	

Item	Amount
#139217 - Toscana- bury fountain power line <i>ME: Landscape Enhancements - 12/31/2021</i>	\$562.50

Grand Total \$562.50

Handwritten signature and date: 1-10-2022

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$562.50	\$47,189.55	\$496.79	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

3

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 145371

Bill To
Toscana Isles Community Development District- Land c/o LALP Development, LLC 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

Date	Due Date
01/04/22	1/4/2022
Account Owner	PO#
Dan DeMont	

Item	Amount
#137185 - Maraviya drain install Irrigation repairs.	\$3,217.00
<i>ME: irrigation Enhancements - 12/02/2021</i>	
<i>Sod Install - 12/03/2021</i>	

Grand Total \$3,217.00

[Signature]
1-10-2022

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,779.50	\$47,189.55	\$496.79	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(941) 786-3827

**CONTRACTOR'S
AFFIDAVIT & PARTIAL RELEASE OF LIEN**

STATE OF FLORIDA
COUNTY OF U

BEFORE ME, the undersigned authority, personally appeared Karen Hipoliti ("Affiant"), who, after being by me first duly sworn, deposes and says of Affiant's personal knowledge that:

1. Affiant is an Authorized agent of Juniper Landscaping of Florida, LLC, a limited liability company, which does business in the State of Florida ("Contractor") and is authorized to execute this Affidavit.
2. Contractor, pursuant to a contract (the "Contract") with TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT, a political subdivision of the state of Florida ("Owner"), has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements as more particularly set forth in the Contract.
3. The undersigned Contractor, in consideration of the sum of \$3,779.50 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 01/20/2022 to Owner on the following real property:

Toscana Isles CDD – Invoices #145369 & 145371

4. This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

SIGNED, SEALED and DELIVERED this 1 day of Feb, 2022

Karen Hipoliti

Print Name: Karen Hipoliti

SWORN TO AND SUBSCRIBED before me this 1 day of Feb 2022 by Karen Hipoliti who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Amy Ramirez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287065
Expires 12/27/2022

Amy Ramirez

Signature of Notary Public

Amy Ramirez

Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on 12.27.22

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4V111

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 386**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 386
- (B) Name of Payee: Sarasota Drone Guy LLC
- (C) Amount Payable: **\$1,500.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

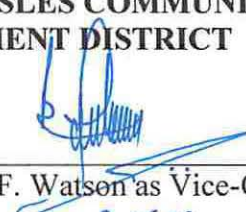
Invoice 131 – Toscana Isles Drone Video of Current Road Conditions

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 2-25-12

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: D. Shawn Leins
D. Shawn Leins

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM
Engineering, LLC, cn=D. Shawn Leins,
email=sleins@amengfl.com
Date: 2022.02.25 11:53:26 -05'00'

As District Engineer and
Consulting Engineer to the District

Date: 02/25/2022

Sarasota Drone Guy LLC
4360 Meadowland Cir
Sarasota, FL 34233

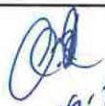
Invoice

Date	Invoice #
1/11/2022	131

Bill To
Toscana Isles Community Dev. District 6561 Palmer Park Circle Sarasota, FL 34238

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
15	Drone video of current road conditions in Toscana Isles Development	100.00	1,500.00
Thank you for your business.		Total	\$1,500.00


1-19-2022



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SARASOTA DRONE GUY LLC

Filing Information

Document Number L20000348757
FEI/EIN Number 85-4083163
Date Filed 11/03/2020
State FL
Status ACTIVE

Principal Address

4360 MEADOWLAND CIRCLE
SARASOTA, FL 34233

Mailing Address

4360 MEADOWLAND CIRCLE
SARASOTA, FL 34233

Registered Agent Name & Address

KOPPES, BRETT W
4360 MEADOWLAND CIRCLE
SARASOTA, FL 34233

Authorized Person(s) Detail

Name & Address

Title MGR

KOPPES, BRETT W
4360 MEADOWLAND CIRCLE
SARASOTA, FL 34233

Annual Reports

Report Year	Filed Date
2021	02/04/2021

Document Images

[02/04/2021 – ANNUAL REPORT](#)

[View image in PDF format](#)

[11/03/2020 – Florida Limited Liability](#)

[View image in PDF format](#)

CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

State of Florida

County of Sarasota

Before me, the undersigned authority, personally appeared Brett Koppes ("Affiant"), after being first duly sworn, deposes and says of his or her personal knowledge the following:

1. He or she is the owner (title), of Sarasota Drive 642, a Florida Limited Liability Company, which does business in the State of Florida, hereinafter referred to as the "Contractor".

2. Contractor, pursuant to a contract ("Contract") with Toscana Isles CDD, a Florida limited liability company, hereinafter referred to as the "Owner," has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements to the real property located at Venice, FL 34275 known as Toscana Isles.

3. This affidavit is executed by the Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$1,500.00.

4. Contractor represents that all work required to be performed under the Contract has been fully performed, construction of all improvements have been completed, and all lienors under the Contract have been paid in full.

5. In consideration of final payment to Contractor in the amount of \$ 1500.00 and all other previous payments paid by Owner to Contractor, Contractor does hereby waive, release, and relinquish Contractor's rights to any claim or demand or right to impose a lien or liens for work done or materials or services furnished or any other class of lien whatsoever, on any of the property owned by Owner on which improvements have been constructed in connection with the Contract.

6. Affiant has authority to execute a full and final release of lien for and on behalf of Contractor.

7. Affiant makes this Affidavit and Release of Lien pursuant to Chapter 713, Florida Statutes.

Signed, sealed, and delivered this 11th day of March, 2022

x Brett Koppes

Print Name: Brett Koppes

SWORN TO AND SUBSCRIBED before me this 11 day of March 2022 by Brett Koppes, who is personally known to me or who has produced Florida Drivers Lic as identification. If no type of identification is indicated, the above-named person is personally known to me.

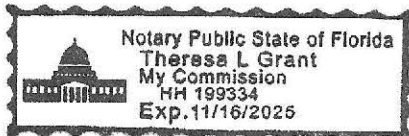
[Signature]

Signature of Notary Public

Theresa L. Grant

Print Name of Notary Public

(Notary Seal)



I am a Notary Public of the State of Florida

and my commission expires on 11-16-2025

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

41X

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 387**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 387
- (B) Name of Payee: DeJonge Excavating Contractors Inc.
- (C) Amount Payable: **\$11,250.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

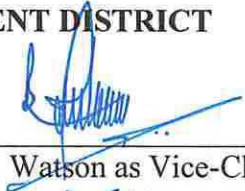
Invoice 158101 – Toscana Isles Jet Clean live sewer lines

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Brian F. Watson as Vice-Chair
Date: 2-25-22

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: **D. Shawn Leins**
D. Shawn Leins

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM
Engineering, LLC, cn=D. Shawn Leins,
email=sleins@amengfl.com
Date: 2022.02.25 11:58:17 -05'00'

As District Engineer and
Consulting Engineer to the District

Date: 02/25/2022

DeJonge Excavating Contractors Inc.

203 S. Jackson Road
 Venice, FL 34292
 941-485-7799


Invoice

Date	Invoice #
1/24/2022	158101

Bill To
Toscana Isles Community Development Distr 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Jet-Vac clean live sewer lines in Toscana Isles, Billed Time And Material. January 11, 2022		
10	Jet vac	250.00	2,500.00
1	Dump Fee	500.00	500.00
1	Water Suply	500.00	500.00
	January 12, 2022		
8.5	Jet vac	250.00	2,125.00
1	Dump Fee	500.00	500.00
	January 13, 2022		
7.5	Jet vac	250.00	1,875.00
1	Dump Fee	500.00	500.00
	January 19, 2022		
9	Jet vac	250.00	2,250.00
1	Dump fee	500.00	500.00
Total			\$11,250.00


 2-1-2022

CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

State of Florida

County of Sarasota

Before me, the undersigned authority, personally appeared Andrew DeJonge ("Affiant"), after being first duly sworn, deposes and says of his or her personal knowledge the following:

1. He or she is the Vice President (title), of DeJonge Excavating Contractors Inc., a Florida Corporation, which does business in the State of Florida, hereinafter referred to as the "Contractor".

2. Contractor, pursuant to a contract ("Contract") with Toscana Isles CDD, a Florida limited liability company, hereinafter referred to as the "Owner," has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements to the real property located at Venice, FL 34275 known as Toscana Isles.

3. This affidavit is executed by the Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$11,250.00.

4. Contractor represents that all work required to be performed under the Contract has been fully performed, construction of all improvements have been completed, and all lienors under the Contract have been paid in full.

5. In consideration of final payment to Contractor in the amount of \$ 11,250.00 and all other previous payments paid by Owner to Contractor, Contractor does hereby waive, release, and relinquish Contractor's rights to any claim or demand or right to impose a lien or liens for work done or materials or services furnished or any other class of lien whatsoever, on any of the property owned by Owner on which improvements have been constructed in connection with the Contract.

6. Affiant has authority to execute a full and final release of lien for and on behalf of Contractor.

7. Affiant makes this Affidavit and Release of Lien pursuant to Chapter 713, Florida Statutes.

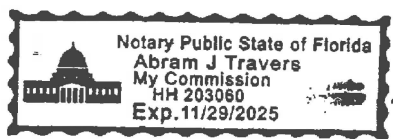
Signed, sealed, and delivered this 7 day of March, 2022

X Andrew DeJonge

Print Name: Andrew DeJonge

SWORN TO AND SUBSCRIBED before me this 7 day of March 2022 by Andrew DeJonge, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Abram J Travers
Signature of Notary Public

Abram J. Travers
Print Name of Notary Public

I am a Notary Public of the State of Florida

and my commission expires on 11/30/2025

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4X

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 388**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: 388
- (B) Name of Payee: Martin Sewer Testing, Inc.
- (C) Amount Payable: \$6,409.97
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due

and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Invoice #1024 – Phase 5 Inspection

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____

Brian F. Watson as Vice-Chair

Date: 2-25-12 _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: D. Shawn Leins
D. Shawn Leins

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM
Engineering, LLC, cn=D. Shawn Leins,
email=sleins@amengfl.com
Date: 2022.02.25 11:58:59 -05'00'

As District Engineer and
Consulting Engineer to the District

Date: 02/25/2022

Martin Sewer Testing Inc

Invoice

941 812-0565
 5403 13th Ave Dr. W.
 Bradenton, FL 34209

Date	Invoice #
1/11/2022	1024

Bill To
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT 6561 PALMER PARK CIRCLE SUITE B SARASOTA,FL.34238

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	TOSCANA ISLES PH. 5 1 YEAR INSPECTION		
404.5	MHS.5-37 TO 5-35	0.75	303.38
267.1	5-34 TO 5-35	0.75	200.33
160.8	5-34 TO 5-33	0.75	120.60
161.1	5-33 TO 5-34	0.75	120.83
229	5-32 TO 5-33	0.75	171.75
180.1	5-32 TO 5-31	0.75	135.08
349.25	5-42 TO 5-43	0.75	261.94
404.7	5-42 TO 5-41	0.75	303.53
355.05	5-31 TO 5-30	0.75	266.29
	1/12/22		
75	5-40 TO 5-41	0.75	56.25
404.55	5-40 TO 5-39	0.75	303.41
377.75	5-39 TO 5-38	0.75	283.31
26.8	5-38 TO 5-39	0.75	20.10
404.6	5-38 TO 5-30	0.75	303.45
397	5-10 TO 5-9	0.75	297.75
391.25	5- 9 TO 5-8	0.75	293.44
296.25	5- 8 TO 5-7	0.75	222.19
154.05	5- 7 TO 5-6	0.75	115.54
338.15	5- 6 TO 5-5	0.75	253.61
226.35	5-20 TO 5-21 JANUARY 19, 2022	0.75	169.76
261.65	5-20 TO 5-19	0.75	196.24
276.15	5-19 TO 5-18	0.75	207.11
285.4	5-18 TO 5-17	0.75	214.05
271.1	5-17 TO 5-16A	0.75	203.33
101.45	5-16A TO 5-16	0.75	76.09
231.05	5-16 TO 5-1A	0.75	173.29
159.5	5-15 TO 5-14	0.75	119.63
129.55	5-14 TO 5-13	0.75	97.16
303.05	5-13 TO 5-12	0.75	227.29
205	5-12 TO 5-2	0.75	153.75
205.45	5- 5 TO 5-4	0.75	154.09
168.5	5- 4 TO 5-3	0.75	126.38

Thank you for your business.

Total

Martin Sewer Testing Inc

941 812-0565
5403 13th Ave Dr. W.
Bradenton, FL 34209

Invoice

Date	Invoice #
1/11/2022	1024

Bill To
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT 6561 PALMER PARK CIRCLE SUITE B SARASOTA, FL. 34238

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
177.05	5- 3 TO 5-2	0.75	132.79
137.3	5- 2 TO 5-1	0.75	102.98
31	5-1A TO 5-1	0.75	23.25

Thank you for your business.	Total	\$6,409.97
------------------------------	--------------	------------

[Signature]
2-1-2022

CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

State of Florida

County of Sarasota

Before me, the undersigned authority, personally appeared Elizabeth Andrick ("Affiant"), after being first duly sworn, deposes and says of his or her personal knowledge the following:

1. He or she is the Vice President (title), of Martin Sewer Testing Inc., a Florida Corporation, which does business in the State of Florida, hereinafter referred to as the "Contractor".

2. Contractor, pursuant to a contract ("Contract") with Toscana Isles CDD, a Florida limited liability company, hereinafter referred to as the "Owner," has heretofore furnished or caused to be furnished labor, materials and services for the construction of certain improvements to the real property located at Venice, FL 34275 known as Toscana Isles.

3. This affidavit is executed by the Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from the Owner in the amount of \$6,409.97.

4. Contractor represents that all work required to be performed under the Contract has been fully performed, construction of all improvements have been completed, and all lienors under the Contract have been paid in full.

5. In consideration of final payment to Contractor in the amount of \$6,409.97 and all other previous payments paid by Owner to Contractor, Contractor does hereby waive, release, and relinquish Contractor's rights to any claim or demand or right to impose a lien or liens for work done or materials or services furnished or any other class of lien whatsoever, on any of the property owned by Owner on which improvements have been constructed in connection with the Contract.

6. Affiant has authority to execute a full and final release of lien for and on behalf of Contractor.

7. Affiant makes this Affidavit and Release of Lien pursuant to Chapter 713, Florida Statutes.

Signed, sealed, and delivered this 8 day of March, 2021.

X Elizabeth Andrick

Print Name: Elizabeth Andrick

SWORN TO AND SUBSCRIBED before me this ___ day of _____ 2021 by _____ who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Rosa Linda Davis
Signature of Notary Public
ROSA LINDA DAVIS
Notary Public - State of Florida
Commission # HH 130995
My Comm. Expires Jun 4, 2025
Bonded through National Notary Assn.
and my commission expires on _____

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4XI

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 389**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **389**
- (B) Name of Payee: **Smith-Manus Agency, Inc.**
- (C) Amount Payable: **\$1,298.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due

and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

Invoice #184908-1-4 Fee for Utility Maintenance Bond LICX1197326-1-4 \$1,191.00
Invoice #187274-1-2 Fee for Utility Maintenance Bond LICX1202988-1-2 \$ 107.00

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____

Brian F. Watson as Vice-Chair

Date: 3-11-22 _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

By: D. Shawn Leins

D. Shawn Leins

As District Engineer and
Consulting Engineer to the District

Date: _____

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM
Engineering, LLC, cn=D. Shawn Leins,
email=sleins@amengfl.com
Date: 2022.03.14 08:59:49 -04'00'

Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005
 Phone: (502) 636-9191
 Fax: (502) 636-5328

BOND ADJUSTMENT INVOICE



Remit to:
 Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005

Mailing Address:	Code: 200
Vanguard Land, LLC 6561 Palmer Park Circle Suite B Sarasota, FL 34238	

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal:	Obligee:
Toscana Isles Comm. Dev. District 2300 Glades Road Suite 410W Boca Raton, FL 33431 Account Number: LALPTOSCA	City of Venice 401 West Venice Ave. Venice, FL 34285

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1202988-1-2	3/25/2021	6/25/2022	FEB 22

Bond Amount	Type	Invoice Number
\$28,297.50	C SUBDIVISION BONDS-ALL	187274-1-2

Bond Description
Extending expiration date from 3/25/22 to 6/25/22 - Additional premium

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$0.00	0.0%	\$0.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$107.00	\$0.00	\$107.00	\$107.00

Date Printed: 2/11/2022

Date Invoiced: 2/11/2022

Handwritten signature and date: 3-1-2022

GENERAL PURPOSE RIDER

To be attached to and form part of Bond Number LICX1202988 effective 3/25/2021
issued by the Lexon Insurance Company
in the amount of 28,297.50 DOLLARS,
on behalf of Toscana Isles Comm. Dev. District
as Principal and in favor of City of Venice
as Obligee:

Now, Therefore, it is agreed that:

This rider will extend the expiration date from 3/25/2022 to 6/25/2022

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the 25th day of March, 2022.

Signed, sealed and dated this 11th day of February, 2022.

Toscana Isles Comm. Dev. District (Principal)

By: _____

*BELVIN F. WATSON
AS VICE-GOVERNOR*

Lexon Insurance Company (Surety)

By: _____

Brook T. Smith

Attorney-in-Fact

Accepted By:

City of Venice



POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: Brook T. Smith, Raymond M. Hundley, Jason D. Cromwell, James H. Martin, Barbara Duncan, Sandra L. Fusinetti, Mark A. Guidry, Jill Kemp, Lynnette Long, Amy Bowers, Deborah Neichter, Theresa Pickerrell, Sheryon Quinn, Beth Frymire, Leigh McCarthy, Michael Dix, Susan Ritter, Ryan Britt as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of One Hundred Million Dollars (\$100,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation
By: Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

- 1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof.
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT ; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

- 3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 11th day of February, 2022

By: Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005
 Phone: (502) 636-9191
 Fax: (502) 636-5328

BOND ADJUSTMENT INVOICE



Remit to:
 Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005

Mailing Address:	Code: 200
Vanguard Land, LLC 6561 Palmer Park Circle Suite B Sarasota, FL 34238	

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal: Toscana Isles Comm. Dev. District 2300 Glades Road Suite 410W Boca Raton, FL 33431 Account Number: LALPTOSCA	Obligee: City of Venice 401 West Venice Ave. Venice, FL 34285
---	---

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1197326-1-4	6/18/2020	5/14/2022	FEB 22

Bond Amount	Type	Invoice Number
\$325,311.00	C SUBDIVISION BONDS-ALL	184908-1-4

Bond Description
Extending expiration date from 2/14/22 to 5/14/22 - Additional premium

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$0.00	0.0%	\$0.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$1,191.00	\$0.00	\$1,191.00	\$1,191.00

Date Printed: 2/8/2022

Date Invoiced: 2/8/2022

3-1-2022

GENERAL PURPOSE RIDER

To be attached to and form part of Bond Number LICX1197326 effective 6/18/2020
issued by the Lexon Insurance Company
in the amount of 325,311.00 DOLLARS,
on behalf of Toscana Isles Comm. Dev. District
as Principal and in favor of City of Venice
as Obligee:

Now, Therefore, it is agreed that:

This rider will extend the expiration date from 2/14/2022 to 5/14/2022

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the 14th day of February, 2022.

Signed, sealed and dated this 8th day of February, 2022.

Toscana Isles Comm. Dev. District (Principal)
By: *Brian F. Watson*
*Brian F. Watson
As Vice-Chair*

Lexon Insurance Company (Surety)
By: *Brook T. Smith*
Brook T. Smith Attorney-in-Fact



Accepted By:
City of Venice



POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: Brook T. Smith, Raymond M. Hundley, Jason D. Cromwell, James H. Martin, Barbara Duncan, Sandra L. Fusinetti, Mark A. Guidry, Jill Kemp, Lynnette Long, Amy Bowers, Deborah Neichter, Theresa Pickerrell, Sheryon Quinn, Beth Frymire, Leigh McCarthy, Michael Dix, Susan Ritter, Ryan Britt as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of One Hundred Million Dollars (\$100,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

<p>Endurance Assurance Corporation</p> <p>By: </p> <p>Richard Appel; SVP & Senior Counsel</p> 	<p>Endurance American Insurance Company</p> <p>By: </p> <p>Richard Appel; SVP & Senior Counsel</p> 	<p>Lexon Insurance Company</p> <p>By: </p> <p>Richard Appel; SVP & Senior Counsel</p> 	<p>Bond Safeguard Insurance Company</p> <p>By: </p> <p>Richard Appel; SVP & Senior Counsel</p> 
--	---	--	---

ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: 

Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

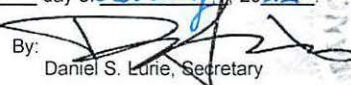
"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT

; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 8th day of February, 2022

By: 

Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4XII

RETURN CHECK TO LALP DEVELOPMENT, LLC
6561 Palmer Park Circle, Suite B
Sarasota, FL 34238

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

**2018 ACQUISITION AND CONSTRUCTION ACCOUNT
REQUISITION NO. 390**

The undersigned, an Authorized Officer of Toscana Isles Community Development District (the "District") hereby submits the following requisition for disbursement from the 2018 Acquisition and Construction Account under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2014 (the "Master Indenture"), as supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of December 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in this Indenture):

- (A) Requisition Number: **390**
- (B) Name of Payee: **AM Engineering, LLC**
- (C) Amount Payable: **\$ 181.25**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable):

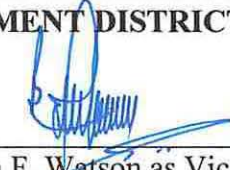
Invoice 52973 – Review Requisitions 379-385 \$ 181.25

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2018 Project and each represents a Cost of the 2018 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Brian F. Watson as Vice-Chair
Date: 3-11-22

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2018 Project and is consistent with:

- (i) the applicable acquisition or construction contract;
- (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and
- (iii) the report of the Consulting Engineer for the 2018 Project, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that:

- (a) the 2018 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore;
- (b) the 2018 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards;
- (c) the purchase price to be paid by the District for the 2018 Project improvements is no more than the lesser of:
 - i. the fair market value of such improvements and
 - ii. the actual cost of construction of such improvements;
- (d) the plans and specifications for the 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained;
- (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies;
- (f) for that portion of the 2018 Project being acquired, the seller has provided documentation stating that the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2018 Project for which disbursement is made hereby.

AM ENGINEERING, LLC

D. Shawn Leins

By: _____
D. Shawn Leins

Digitally signed by D. Shawn Leins
DN: c=US, st=Florida, l=Sarasota, o=AM
Engineering, LLC, cn=D. Shawn Leins,
email=slains@amengfl.com
Date: 2022.03.14 09:00:28 -04'00'

As District Engineer and
Consulting Engineer to the District

Date: _____



8340 CONSUMER COURT
SARASOTA, FL 34240
(941) 377-9178

Invoice Date 2/3/2022

Invoice Number 52973

Net 15 days

Invoice submitted to:

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
C/O CRAIG WRATHELL
WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

Job Number: VANG0015CDD
In Reference To: UPDATE CDD AT TOSCANA ISLES

For professional services rendered

Amount
\$181.25

REVIEW REQUISITIONS -379-385


3-1-2022

For Professional services rendered through
Thank you for your business!

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

51



Proposal

Proposal No.: 139217
Proposed Date: 12/15/21

PROPERTY:	FOR:
Toscana Isles Community Development District- Land Alex Hays 2300 Glades Road - Suite #410W Boca Raton, FL 33431	Toscana- bury fountain power line

This proposal is to dig up and bury existing ^{Fountain} power sleeve down 18" as requested

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
ME: Landscape Enhancements					\$562.50
Install Division Labor	12.50	HR	\$45.00	\$562.50	
				Total:	\$562.50

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs \$500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs \$500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Toscares Isles Community Development District
[Signature] 12/15/22
Signature (Owner/Property Manager) Date

Alexander Hays, Chair
Printed Name (Owner/Property Manager)

Signature - Representative Date

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

511

Martin Sewer Testing Inc

941 812-0565

5403 13th Ave Dr. W.

Bradenton, FL 34209

Estimate

Date	Estimate #
1/5/2022	177

Name / Address
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT 6561 PALMER PARK CIRCLE SUITE B SARASOTA, FL 34238


			Project
Description	Qty	Cost	Total
<p>Toscana Isles 1 year reinspection CCTV behind flusher truck live sewer .75 per foot. or \$150.00 per hour</p> <p><i>Work shall be billed at the lesser of the two rates</i></p> <p><i>Contractor shall provide certificate of insurance meeting the requirements attached hereto and naming Client as additional insured.</i></p> <p><i>Toscana Isles Community Development District</i></p> <p><i> Alexander Heys, as Chair</i></p>			
Total			\$0.00

EXHIBIT B

Schedule of Insurances

1. Workers and Workmen's Compensation including occupational disease and employer's liability insurance in statutory-amounts and coverages required by Florida law.
2. Comprehensive General Liability, including coverage for direct operations, sublet portions of the Work, and contractual liability with limits not less than those stated below.
 - a. Bodily injury liability-including personal injury of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) aggregate.
 - b. Property damage liability of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) in the aggregate. Property damage liability insurance shall include broad form coverage. Completed operations liability insurance shall continue in force for one year after Substantial Completion of the Work.
3. If any of the Work is subcontracted, Contractor's Protective Liability Insurance with limits specified above in 1. and 2.
4. Comprehensive Automobile Liability Insurance, including coverage for owned, non-owned and hired vehicles, for limits not less than listed below.
 - a. Bodily injury liability of one million dollars (\$1,000,000.00) for each person and one million dollars (\$1,000,000.00) for each occurrence or Combined Single Limit of one million dollars (\$1,000,000).
5. In addition to all coverage above, the Contractor shall furnish Umbrella or Excess Liability Insurance covering all risks noted above, in the minimum amount of one million dollars (\$1,000,000.00) in the aggregate. Liability insurance for the comprehensive general liability and comprehensive automobile liability policies required above may be furnished for the full limits required or by combining the limits on such policies with the limits offered by the required Excess Liability Insurance policy.

Upon execution of this Agreement, and prior to the Subcontractor's commencing any work or services with regard to the Project, the Subcontractor shall carry commercial *per project* general liability insurance on ISO form CG 00 01 10 01 (or a substitute from providing equivalent coverage) and the Subcontractor shall provide the contractor with a Certificate of Insurance and Additional Insured Endorsement on ISO form CG 20 10 11 85 (or a substitute form providing equivalent coverage) or on the combination of ISO forms CG 20 10 10 01 and CG 2037 10 01 (or substitute forms providing equivalent coverage) naming the Contractor and the Owners as Additional Insureds thereunder. Additional insured coverage shall apply as *primary* insurance with respect to any other insurance afforded to Owner and Contractor. The coverage available to the Contractor and Owner, as Additional Insureds, shall not be less than \$1 million dollars Each Occurrence, \$2 million General Aggregate (subject to a per project general aggregate provision applicable to the project), \$2 million Products/Completed Operations Aggregate and \$1 million Personal and Advertising Injury limits. Such insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). There shall be no endorsement or modification of the Commercial General Liability form arising from pollution, explosion, collapse, underground property damage or work performed by subcontractors. All coverage shall be placed with an insurance company duly admitted in the State of Florida and shall be reasonably acceptable to Contractor. All Subcontractor insurance carriers must maintain an A.M. Best rating of "A-" or better. Coverage shall be afforded to the Additional Insureds whether or not a claim is in litigation. Owner or Contractor will be given *30 days written notice* if the policy is cancelled. Subcontractor shall obtain from each of its insurers a *waiver of subrogation* on Commercial general Liability and Worker's Compensation in favor of Owner and Contractor with respect to losses arising out of or in connection with work performed in this contract.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

5111

DeJonge Excavating Contractors Inc.

203 S. Jackson Road
 Venice, FL 34292
 941-485-7799

Estimate

Date	Estimate #
1/3/2022	022505

Name / Address
Toscana Isles Community Development Distr 6561 Palmer Park Circle, Suite B Sarasota, FL 34238

			Project
Description	Qty	Rate	Total
Jet-Vac clean live sewer lines in Toscana Isles, Billed Time And Material.			
58 Jetter Vac Truck - 16yd	16	250.00	4,000.00
Dump Fee	2	500.00	1,000.00
Water Supply	1	500.00	500.00
<p><i>Contractor shall provide certificate of insurance naming Toscana Isles Community Development District as additional insured and meeting the requirements attached hereto.</i></p>			
Subtotal			\$5,500.00
Sales Tax (0.00)			\$0.00
Total			\$5,500.00

Toscana Isles Community Development District

[Signature] Alexander Hays, as Chair

EXHIBIT B

Schedule of Insurances

1. Workers and Workmen's Compensation including occupational disease and employer's liability insurance in statutory-amounts and coverages required by Florida law.
2. Comprehensive General Liability, including coverage for direct operations, sublet portions of the Work, and contractual liability with limits not less than those stated below.
 - a. Bodily injury liability-including personal injury of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) aggregate.
 - b. Property damage liability of one million dollars (\$1,000,000.00) for each occurrence and two million dollars (\$2,000,000.00) in the aggregate. Property damage liability insurance shall include broad form coverage. Completed operations liability insurance shall continue in force for one year after Substantial Completion of the Work.
3. If any of the Work is subcontracted, Contractor's Protective Liability Insurance with limits specified above in 1. and 2.
4. Comprehensive Automobile Liability Insurance, including coverage for owned, non-owned and hired vehicles, for limits not less than listed below.
 - a. Bodily injury liability of one million dollars (\$1,000,000.00) for each person and one million dollars (\$1,000,000.00) for each occurrence or Combined Single Limit of one million dollars (\$1,000,000).
5. In addition to all coverage above, the Contractor shall furnish Umbrella or Excess Liability Insurance covering all risks noted above, in the minimum amount of one million dollars (\$1,000,000.00) in the aggregate. Liability insurance for the comprehensive general liability and comprehensive automobile liability policies required above may be furnished for the full limits required or by combining the limits on such policies with the limits offered by the required Excess Liability Insurance policy.

Upon execution of this Agreement, and prior to the Subcontractor's commencing any work or services with regard to the Project, the Subcontractor shall carry commercial *per project* general liability insurance on ISO form CG 00 01 10 01 (or a substitute from providing equivalent coverage) and the Subcontractor shall provide the contractor with a Certificate of Insurance and Additional Insured Endorsement on ISO form CG 20 10 11 85 (or a substitute form providing equivalent coverage) or on the combination of ISO forms CG 20 10 10 01 and CG 2037 10 01 (or substitute forms providing equivalent coverage) naming the Contractor and the Owners as Additional Insureds thereunder. Additional insured coverage shall apply as *primary* insurance with respect to any other insurance afforded to Owner and Contractor. The coverage available to the Contractor and Owner, as Additional Insureds, shall not be less than \$1 million dollars Each Occurrence, \$2 million General Aggregate (subject to a per project general aggregate provision applicable to the project), \$2 million Products/Completed Operations Aggregate and \$1 million Personal and Advertising Injury limits. Such insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). There shall be no endorsement or modification of the Commercial General Liability form arising from pollution, explosion, collapse, underground property damage or work performed by subcontractors. All coverage shall be placed with an insurance company duly admitted in the State of Florida and shall be reasonably acceptable to Contractor. All Subcontractor insurance carriers must maintain an A.M. Best rating of "A-" or better. Coverage shall be afforded to the Additional Insureds whether or not a claim is in litigation. Owner or Contractor will be given *30 days written notice* if the policy is cancelled. Subcontractor shall obtain from each of its insurers a *waiver of subrogation* on Commercial general Liability and Worker's Compensation in favor of Owner and Contractor with respect to losses arising out of or in connection with work performed in this contract.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Capital Projects Fund Series 2014	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 125,715	\$ -	\$ -	\$ -	\$ -	\$ 125,715
Investments						
Reserve	-	710,363	805,256	-	-	1,515,619
Interest	-	-	2	-	-	2
Prepayment	-	117	-	-	-	117
Revenue	-	864,663	1,078,952	-	-	1,943,615
Construction	-	-	-	1	4,474	4,475
Due from general fund	-	14,702	9,354	-	-	24,056
Total assets	<u>\$ 125,715</u>	<u>\$1,589,845</u>	<u>\$1,893,564</u>	<u>\$ 1</u>	<u>\$ 4,474</u>	<u>\$ 3,613,599</u>
LIABILITIES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 26,112	\$ 26,112
Retainage payable	-	-	-	-	96,898	96,898
Due to Developer	2,500	-	-	-	-	2,500
Due to debt service fund 2014	14,702	-	-	-	-	14,702
Due to debt service fund 2018	9,354	-	-	-	-	9,354
Taxes payable	61	-	-	-	-	61
Total liabilities	<u>26,617</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>123,010</u>	<u>149,627</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,589,845	1,893,564	-	-	3,483,409
Capital projects	-	-	-	1	(118,536)	(118,535)
Assigned						
Three months working capital	36,648	-	-	-	-	36,648
Unassigned	62,450	-	-	-	-	62,450
Total fund balances	<u>99,098</u>	<u>1,589,845</u>	<u>1,893,564</u>	<u>1</u>	<u>(118,536)</u>	<u>3,463,972</u>
Total liabilities and fund balances	<u>\$ 125,715</u>	<u>\$1,589,845</u>	<u>\$1,893,564</u>	<u>\$ 1</u>	<u>\$ 4,474</u>	<u>\$ 3,613,599</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 543	\$ 103,605	\$ 106,283	97%
Assessment levy: off-roll	-	47,143	47,143	100%
Interest and miscellaneous	1	18	-	N/A
Total revenues	<u>544</u>	<u>150,766</u>	<u>153,426</u>	98%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	1,000	5,168	19%
FICA	-	77	-	N/A
Management/accounting/recording	3,643	21,861	43,721	50%
Debt service fund accounting	644	3,863	7,725	50%
Legal	424	7,566	36,000	21%
Engineering	-	-	1,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,000	2,000	50%
Trustee	-	10,236	10,236	100%
Telephone	17	100	200	50%
Postage	10	76	500	15%
Printing & binding	42	250	500	50%
Legal advertising	-	307	1,200	26%
Annual special district fee	-	175	175	100%
Insurance	-	7,246	7,275	100%
Contingencies/bank charges	20	987	3,000	33%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>4,967</u>	<u>54,744</u>	<u>124,765</u>	44%
Other fees & charges				
Tax collector	8	1,554	1,661	N/A
Total other fees & charges	<u>8</u>	<u>1,554</u>	<u>1,661</u>	N/A
Total expenditures	<u>4,975</u>	<u>56,298</u>	<u>126,426</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	(4,431)	94,468	27,000	
Fund balances - beginning	103,529	4,630	12,718	
Assigned				
Three months working capital	36,648	36,648	36,648	
Unassigned	62,450	62,450	3,070	
Fund balances - ending	<u>\$ 99,098</u>	<u>\$ 99,098</u>	<u>\$ 39,718</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 4,015	\$ 765,771	\$ 785,537	97%
Interest	7	36	-	N/A
Total revenues	<u>4,022</u>	<u>765,807</u>	<u>785,537</u>	97%
EXPENDITURES				
Debt service				
Principal	-	180,000	180,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	286,838	568,500	50%
Tax collector	59	11,486	12,274	94%
Total expenditures	<u>59</u>	<u>483,324</u>	<u>760,774</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	3,963	282,483	24,763	
Fund balances - beginning	<u>1,585,882</u>	<u>1,307,362</u>	<u>1,304,429</u>	
Fund balances - ending	<u><u>\$ 1,589,845</u></u>	<u><u>\$ 1,589,845</u></u>	<u><u>\$ 1,329,192</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,555	\$ 487,243	\$ 499,823	97%
Assessment levy: off-roll	-	578,021	578,021	100%
Interest	29	138	-	N/A
Total revenues	<u>2,584</u>	<u>1,065,402</u>	<u>1,077,844</u>	99%
EXPENDITURES				
Debt service				
Principal	-	220,000	220,000	100%
Principal prepayment	-	55,000	55,000	100%
Interest	-	413,025	819,766	50%
Tax collector	40	7,310	7,810	94%
Total expenditures	<u>40</u>	<u>695,335</u>	<u>1,102,576</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	2,544	370,067	(24,732)	
Fund balances - beginning	<u>1,891,020</u>	<u>1,523,497</u>	<u>1,520,020</u>	
Fund balances - ending	<u>\$ 1,893,564</u>	<u>\$ 1,893,564</u>	<u>\$ 1,495,288</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	1	1
Fund balances - ending	<u><u>\$ 1</u></u>	<u><u>\$ 1</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
REVENUES		
Misc. income	\$ -	\$ 14,455
Interest	-	60
Total revenues	-	14,515
EXPENDITURES		
Capital outlay	19,160	1,171,967
Total expenditures	19,160	1,171,967
Excess/(deficiency) of revenues over/(under) expenditures	(19,160)	(1,157,452)
Fund balances - beginning	(99,376)	1,038,916
Fund balances - ending	\$ (118,536)	\$ (118,536)

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7

DRAFT

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on January 26, 2022, at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

Present were:

Alex Hays	Chair
Brian Watson	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)
Vanessa Steinerts (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:01 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 longer than one hour. The Board agreed that one hour was sufficient.

THIRD ORDER OF BUSINESS

Public Comments [10 minutes]

There were no public comments.

CONSENT AGENDA ITEMS [5 minutes]

FOURTH ORDER OF BUSINESS

Discussion: Requisition(s)

40 Ms. Cerbone presented the following Consent Agenda Items:

- 41 A. No. 369, Nostalgic Lampposts & Mailboxes Plus, Inc. [\$575.00]
- 42 B. No. 370, Universal Engineering Sciences, LLC [\$8,850.00]
- 43 C. No. 371, Rusty Plumbing Company, Inc. [\$7,525.00]
- 44 D. No. 372, Cast-Crete USA, LLC [\$6,496.80]
- 45 E. No. 373, Juniper Landscaping of Florida, LLC [\$47,726.34]
- 46 F. No.374, Care Electric, Inc. [\$5,322.90]
- 47 G. No. 375, AM Engineering, LLC [\$5,845.00]
- 48 H. No. 376, Environmental Consulting & Technology, Inc. [\$2,405.00]
- 49 I. No. 377, Bontrager Painting, Inc. [\$950.00]
- 50 J. No. 378, AM Engineering, LLC [\$596.26]

51

52 **FIFTH ORDER OF BUSINESS**

Ratification Items

53

- 54 • Sarasota Land Services, Inc., Proposal #JP 471013 for Balance & Grading Common Area
- 55 & Lake Bank for New Sod (1 Day)
- 56 • Universal Engineering Sciences, Proposal Number 1110.1121.00057 for Asphalt
- 57 Monitoring for Toscana Asphalt Observation Services
- 58 • LALP Development, LLC, Access and Maintenance Easement

59

60 **SIXTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of December 31, 2021

61

62

63

64 **SEVENTH ORDER OF BUSINESS**

Approval of December 8, 2021 Regular Minutes

65

66

67

68

69

70

On MOTION by Mr. Hays and seconded by Mr. Peshkin, 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.

71

72

73 **BUSINESS ITEMS**

74 **EIGHTH ORDER OF BUSINESS**

75 **Consideration of Fifth Amendment to the**
76 **Maintenance Agreement with Toscana**
77 **Isles Master Association, Inc., and Toscana**
78 **Isles Stormwater Maintenance Association,**
79 **Inc. [5 minutes]**

80 Ms. Cerbone presented the Fifth Amendment to the Maintenance Agreement with
81 Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association,
82 Inc. Mr. Hays stated the Fifth Amendment was updated to include the 600 series tracts and
83 some of the tracts were shifted around between CDD property and common area property. Ms.
84 Cerbone asked if this might be the last amendment related to bringing areas on. Mr. Hays
85 stated he did not think so.

86 **Ms. Steinerts joined the meeting.**

87 Ms. Cerbone recapped the items previously addressed by the Board.

88 Ms. Steinerts stated that she previously reviewed the Amendment to make sure
89 everything was in place and it was in good final form for the Board to consider.

90 Asked to identify the locations of the lake parcels, Mr. Hays stated, the tracts with 5 as
91 the second digit are roadway tracts, those with 6 as the second digit are lake tracts, those with
92 7 as the second digit are bumper tracts and those with 8 as the second digit are perimeter
93 tracts. Ms. Cerbone stated the CDD contracted with the Master Association and the Stormwater
94 Association to perform all repairs and maintenance for all CDD improvements.

95

96 **On MOTION by Mr. Sweater and seconded by Mr. Watson, with Mr. Sweater,**
97 **Mr. Watson, Mr. Hays and Mr. Peshkin in favor, and Mr. LaBoe dissenting, the**
98 **Fifth Amendment to the Maintenance Agreement with Toscana Isles Master**
99 **Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc.,**
100 **was approved. (Motion passed 4-1)**

101

102

103 **NINTH ORDER OF BUSINESS**

104 **Consideration of Resolution 2022-02,**
105 **Adopting Prompt Payment Policies and**
106 **Procedures Pursuant to Chapter 218,**
107 **Florida Statutes; Providing a Severability**
108 **Clause; and Providing an Effective Date [5**
109 **minutes]**

110 Ms. Cerbone presented Resolution 2022-02. Ms. Steinerts stated that this Resolution
111 should fall in line with the statutory requirement that the CDD and all local governmental
112 entities are required to follow; it is an update based on recent changes to the statute.

113 Ms. Cerbone responded to questions regarding the statutory changes and potential
114 reasons why payments would be withheld.

115

116 **On MOTION by Mr. Peshkin and seconded by Mr. Hays, with all in favor,**
117 **Resolution 2022-02, Adopting Prompt Payment Policies and Procedures**
118 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and**
119 **Providing an Effective Date, was adopted.**

120

121

122 **TENTH ORDER OF BUSINESS**

Staff Reports [5 minutes]

123

124 **A. District Counsel: *Straley Robin Vericker***

125 Ms. Steinerts asked if one of the ratification items considered by the Board included a
126 Maintenance and Access Easement. Ms. Cerbone replied that the item was the last bullet point
127 on the consent agenda, which passed 5-0 with a motion and a second.

128 Ms. Steinerts asked if additional parcels still need to be conveyed to the CDD. Ms.
129 Cerbone stated the Board had not discussed the parcels yet; Mr. Hays would address the
130 parcels during the Eleventh Order of Business.

131 **B. District Engineer: *AM Engineering, LLC***

132 There was no report.

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

- 134 • **NEXT MEETING DATE: February 23, 2022 at 10:00 A.M.,**

- 135 ○ **QUORUM CHECK**

136 The next meeting would be held on February 23, 2022.

137

138 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

139

140 Mr. Hays noted that the warranty for the 2,000 sabal palms installed by Juniper
141 Landscaping along the northern property boundaries in Phase 5 would expire on December 31,
142 2022.

143 Discussion ensued regarding the condition of the sabals and other warranty items to be
144 aware of. Ms. Cerbone would email a copy of the Juniper contract warranty to the Property
145 Manager.

146 Referencing an Indenture handout, Mr. Hays explained that it is essentially a deed that
147 is consistent with the Fifth Amendment to the Maintenance Agreement that was just approved
148 and identifies the tracts that are to be transferred from the Developer to the CDD. The deed
149 was prepared and reviewed by District Counsel's office and, if approved, the tracts would be
150 executed, recorded and transferred to the CDD.

151 It was noted that, once the indenture document is approved, all the tracts in the
152 common space would be owned by either the CDD or the Association.

153 The handout, Fifth Amendment to the Maintenance Agreement, perimeters, lake banks,
154 seawall repairs, CDD assessments and the Master Association and the Stormwater Association,
155 were discussed. Ms. Steinerts stated accepting the Indenture helps tie up the real estate within
156 the CDD between ownership and maintenance.

157

158 **On MOTION by Mr. Sweater and seconded by Mr. Hays, with Mr. Sweater, Mr.**
159 **Hays, Mr. Peshkin and Mr. Watson in favor, and Mr. LaBoe dissenting, the**
160 **Indenture document, identifying the tracts to be conveyed to the CDD, was**
161 **accepted and/or approved. (Motion passed 4-1)**

162

163

164 **TWELFTH ORDER OF BUSINESS**

Public Comments

165

166 No members of the public spoke.

167

168 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

169

170 There being nothing further to discuss, the meeting adjourned.

171

172 **On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the**
173 **meeting adjourned at 10:22 a.m.**

174

175

176

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

177
178
179
180
181
182

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Toscana Isles Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* being situated entirely within Sarasota County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Toscana Isles Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Sarasota County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT:

- 1. GENERAL ELECTION SEATS.** Seat 1, currently held by Daniel Peshkin and Seat 3, currently held by Alexander Hays, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
- 2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
- 3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
- 4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Toscana Isles Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at 101 S. Washington Blvd., Sarasota, Florida 34236, (941) 861-8600. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Toscana Isles Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

District Manager
Toscana Isles Community Development District

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

Toscana Isles Parking Policy

Parking Restriction in Declaration:

12.15 Boats and Vehicles. No vehicle shall be parked in the Community except on a paved driveway or inside a garage, nor shall any vehicle be parked within the right-of-way of any Community Road (except as set forth herein) or block any sidewalk. No Restricted Vehicle (excluding vehicles of Persons temporarily in the Community to provide business services to an Owner, Developer, the District, or the Association), vehicle in disrepair, or other vehicle without a current registration or license plate shall be parked in the Community unless inside a garage and concealed from public view. No maintenance, other than washing, shall be performed on any vehicle, unless such maintenance work is performed inside a garage. In addition to the foregoing, residents of a Parcel shall use best efforts to park all vehicles inside a garage to the greatest extent possible to enhance community appearance. However, a vehicle may be parked on a Community Road for no longer than two hours provided the vehicle does not interfere with traffic flow at any time, is not parked in a roadway adjacent to any median located in the center of the roadway, does not block access to driveways or sidewalks, and faces the same direction of traffic flow. The restrictions contained in this Article 12.15 shall not apply to vehicles or trailers utilized by Approved Builders in connection with any Construction Work. For purposes of this Article 12.15 "vehicle" includes, without limitation, Restricted Vehicles, cars, trucks, vans, SUVs, and other objects designed for transporting items or individuals, whether motorized or not. Parking in roadways for up to 48-hours is permitted subject to: i) the resident having maintenance or repairs being completed to their driveway: ii) the resident receiving a 48-hour parking pass from the Association, which shall be prominently displayed at all times on the driver's side interior front window: and iii) provided the vehicle does not interfere with traffic flow at any time, is not parked in a roadway adjacent to any median located in the center of the roadway, does not block access to driveways or sidewalks, and faces the same direction of traffic flow.

Overnight Parking within the clubhouse parking lot for more than 4 consecutive hours in a day is prohibited without the prior written approval from the Association, which may be denied in the Association's sole discretion. If overnight parking within the clubhouse parking lot has been authorized, the authorized Person shall execute a clubhouse parking lot agreement, obtain a parking pass from the Association, which shall be prominently displayed at all times on the driver's side interior front window posted on the vehicle's dashboard at all times. The vehicle authorized to park within the clubhouse parking lot will be assigned a designated overnight parking spot and is permitted to park from 8:00 p.m. to 8:00 a.m. Only one space per residence may be permitted. Parking at the clubhouse may only be reserved for up to seven (7) consecutive days. If a vehicle is parked in the clubhouse parking lot for one or more nights without authorization, it may be towed without notice to the vehicle owner. If an Owner, resident of a Parcel, or any guest of such Person

violates this Article 12.15, the Association may deliver to Owner a written warning notice (with photographic evidence) requesting compliance. If such violation occurs after delivery of such notice, the Association may have the vehicle towed, with the vehicle owner being responsible for all towing and storage expenses.

No vehicle may be driven over sidewalks or other Common Areas in the Community. Any damage to sidewalks or other Improvements located in the Common Areas by an Owner, or guest or vendor thereof, will be repaired at the Owner's expense and may be assessed as an Individual Assessment.

Vehicle Parking Rule:

Vehicle Parking. Vehicles may only be parked on a paved driveway (not blocking the sidewalk) or inside garages. Vehicles are not permitted to be parked elsewhere on a lot or within the subdivision streets, except as permitted by this policy or the Declaration. Vehicles are to be garaged to the greatest extent possible, as to enhance community appearance.

Due to safety considerations, vehicles shall only park on streets for brief periods of time (up to 2 hours) and must not interfere with traffic flow at any time. Vehicles shall not park blocking access to driveways or sidewalks. Vehicles parked on the street must face the same direction of traffic flow. Vehicles shall not park on roundabouts and adjacent to medians. Overnight street parking is prohibited.

No recreational vehicles (boats, campers, trailers, RVs, etc.) are permitted to park overnight anywhere in the subdivision, unless in a garage. Vehicles in disrepair, not in operable condition, without current registration or bearing no license plates shall be garaged. No commercial vehicle(s) of any kind shall be parked in the community except for construction or business vehicles and only parked on a temporary basis when necessary for providing services to an Owner, the Builder, the Community Development District or the Association. No parking is allowed on any landscaped areas at any time. Notwithstanding the foregoing, loaner vehicles from car dealerships are permitted.

Commercial vehicles and vehicles advertising a business are prohibited from parking within the community or at the clubhouse unless actively engaged in work or parked in a garage.

Temporary Overnight parking within the clubhouse parking lot is strictly prohibited without prior written approval from the Association Manager. If temporary overnight parking within the clubhouse parking lot has been authorized, an Overnight Parking Reservation and Use Clubhouse Parking Lot Agreement must be executed, a Temporary Overnight Parking Permit parking pass must be obtained from the Association Manager and placed on the driver's side of the vehicle's dashboard. The vehicle authorized to park within the clubhouse parking lot will be assigned a designated overnight parking spot and is permitted to park from 8:00 p.m. to 8:00 a.m. Only one space per residence is permitted. A designated temporary overnight parking spot may only be reserved for a consecutive one (1) week period of time (maximum), and only one request per household will be permitted during a three-month period.

Driving a vehicle over sidewalks is strictly prohibited. Any damage to sidewalks caused by a homeowner, guest/visitor or vendor hired by a homeowner will be repaired at the homeowner's expense.

Vehicles parked in violation of this policy are subject to being towed at the Owner's expense pursuant to the posted signage.

Towing Procedure:

1. If a resident or resident's guest violate the parking policy during the day, the Association will provide a written notice via email to the resident (with photographic evidence) requesting the resident to comply with the parking policy. In addition, a parking violation notice will be placed on the windshield of the vehicle.
2. If the resident continues to violate the parking policy after the notice period from the date of the written notice or if it is unclear which residence the vehicle is associated with, the Property Manager will request the vehicle be towed to the following lot, as stated on the signs posted at the community's entrance and clubhouse parking lot:
Park Pro
5435 Catalyst Avenue
Sarasota FL
Phone-941-870-9315
3. If a vehicle is parked on the street overnight, Park Pro, has been authorized to patrol the community and tow the vehicle at the Owner's expense.
4. No unauthorized parking is permitted at the clubhouse. If a vehicle is parked at the clubhouse without authorization, it may be towed without notice to the Owner.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

1 1 1 1 1

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2021 CANCELED	Regular Meeting	10:00 AM
November 10, 2021	Regular Meeting	10:00 AM
December 8, 2021	Regular Meeting	10:00 AM
January 26, 2022	Regular Meeting	10:00 AM
February 23, 2022 CANCELED	Regular Meeting	10:00 AM
March 23, 2022 CANCELED	Regular Meeting	10:00 AM
April 27, 2022	Regular Meeting	10:00 AM
May 25, 2022	Regular Meeting	10:00 AM
June 22, 2022	Regular Meeting	10:00 AM
July 27, 2022	Public Hearing & Regular Meeting	10:00 AM
August 24, 2022	Regular Meeting	10:00 AM
September 28, 2022	Regular Meeting	10:00 AM