

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

May 25, 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

May 18, 2022

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

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 May 25, 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 **[2 hours]**
3. Public Comments **[10 minutes]**

CONSENT AGENDA ITEMS [5 minutes]

4. Discussion: Requisition(s)
 - A. No. 391, Manatee Asphalt, Inc. [\$5,025.00]
 - B. No. 392, Pat O'Hara Pavers, Inc. [\$4,263.00]
 - C. No. 393, AM Engineering, LLC [\$325.00]
 - D. No. 394, Smith-Manus Agency, Inc. [\$1,230.00]
 - E. No. 395, Smith-Manus Agency, Inc. [\$389.00]
5. Acceptance of Unaudited Financial Statements as of April 30, 2022
6. Approval of April 27, 2022 Regular Meeting Minutes

BUSINESS ITEM(S)

7. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; *Term Expires November 2024* **[30 minutes]**
 - Candidates:
 - A. Scott J. Blaser

- B. James Collins
 - C. William Contardo
 - D. Michael Traczuk
8. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*) **[5 minutes]**
- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
9. Consideration of Resolution 2022-04, Designating Certain Officers of the District, and Providing for an Effective Date **[5 minutes]**
10. Consideration of Resolution 2022-05, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date **[10 minutes]**
11. Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date **[10 minutes]**
12. Continued Discussion: Policy Regarding Parking and Towing on CDD Roads **[25 minutes]**
- Master Association Towing Policy
13. STAFF REPORTS **[5 minutes]**
- A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 22, 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
	<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

- 14. Board Members' Comments/Requests **[5 minutes]**
- 15. Public Comments **[10 minutes]**
- 16. 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
 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**

4A

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. 391

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: 391
- (B) Name of Payee: Manatee Asphalt, Inc.
- (C) Amount Payable: **\$5,025.00**
- (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 21,121 – Thermoplastic Cross Walks	\$4,275.00
Invoice 21,129 – Add'l Thermoplastic Mobilization	\$ 750.00

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: 4-8-22

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
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: 2022.04.13 13:46:00 -04'00'

Date: _____



P.O. Box 50185 • Sarasota, FL 34232-0301
 Phone: 941-322-6000 • Fax: 941-322-9079

INVOICE

#21,129

TO
 TOSCANA ISLES COMMUNITY DEVELOPMENT
 DISTRICT

DATE 3-31-2022	ORDER NO.
SHIP TO	

SALESPERSON	DATE SHIPPED	SHIPPED VIA	F.O.B. POINT	TERMS	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
						ADDITIONAL THERMOPLASTIC MOBILIZATION CHARGE		\$750 00
						TOTAL DUE		\$750 00

[Signature]
 4/7/2022



[Previous on List](#) · [Next on List](#) · [Return to List](#)

Fictitious Name Search

No Filing History

Submit

Fictitious Name Detail

Fictitious Name

ASPHALT MAINTENANCE

Filing Information

Registration Number G22000044759
Status ACTIVE
Filed Date 04/08/2022
Expiration Date 12/31/2027
Current Owners 1
County MULTIPLE
Total Pages 1
Events Filed NONE
FEI/EIN Number 65-0950254

Mailing Address

3005 233RD ST. E.
MYAKKA CITY, FL 34251

Owner Information

MANATEE ASPHALT, INC.
3005 233RD ST. E.
MYAKKA CITY, FL 34251
FEI/EIN Number: 65-0950254
Document Number: P99000074530

Document Images

[04/08/2022 -- Fictitious Name Filing](#)

View image in PDF format

[Previous on List](#) · [Next on List](#) · [Return to List](#)

Fictitious Name Search

No Filing History

Submit

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4B

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. 392**

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: **392**
- (B) Name of Payee: **Pat O'Hara Pavers, Inc.**
- (C) Amount Payable: **\$4,263.00**
- (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):

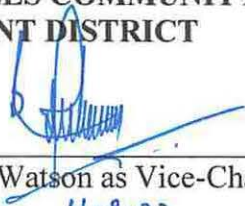
Invoice 09-5607 dated 03/17/2022 –Demo & Paver Work

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: 4-8-22

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

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: 2022.04.13 13:46:29
-04'00'

PAT O'HARA PAVERS, INC.

P.O. Box 5786
Sarasota, Fl 34277-5786

INVOICE

DATE	INVOICE #
3/17/2022	09-5607

BILL TO
Toscana Isles Community Development District

JOB SITE
384 Toscavilla Venice, Fl. 34275

DUE DATE	ATTN:
3/17/2022	

ITEM CODE	QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
Demo Work	1	Demo: 550 sq ft	688.00	688.00
Paver Work	1	Paver Work + Freight Charge	3,575.00	3,575.00
<p>JOB COMPLETE. No Depsoit Received to Apply. Payment Required. Thank you.</p>				

We appreciate your prompt payment.

TOTAL	\$4,263.00
--------------	------------

Please Remit Checks To:
P.O. Box 5786
Sarasota, Fl 34277-5786

BALANCE DUE	\$4,263.00
--------------------	------------

Phone #	Fax #
(941) 366 9808	(941) 366 7608



**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4C

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. 393**

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: **393**
- (B) Name of Payee: **AM Engineering, LLC**
- (C) Amount Payable: **\$ 325.00**
- (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):

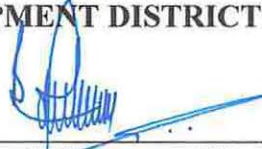
Invoice 53095 – Review Requisitions 386-388	\$ 202.50
Invoice 53103 – Review Requisitions 389-390	\$ 122.50

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: 4-8-22

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
 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: 2022.04.13 13:46:56 -04'00'

As District Engineer and Consulting Engineer to the District

Date: _____



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

Invoice Date 3/9/2022

Invoice Number 53095

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	160.00
160.00/hr	
	<u>\$202.50</u>

REVIEW REQUISITIONS -386-388


3/14/2022

For Professional services rendered through
Thank you for your business!



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

Invoice Date 4/1/2022

Invoice Number 53103

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
\$122.50

REVIEW REQUISITIONS -389-390

For Professional services rendered through
Thank you for your business!

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

4D

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. 394

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: 394
- (B) Name of Payee: Smith-Manus Agency, Inc.
- (C) Amount Payable: **\$1,230.00**
- (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):

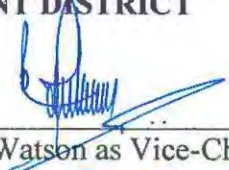
Invoice #184908-1-5 Fee for Utility Maintenance Bond LICX1197326-1-5 \$1,230.00

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: 5-3-2022

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: 2022.05.03 12:21:08 -04'00'

Date: _____

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
LICX1197326-1-5	6/18/2020	8/14/2022	APR 22

Bond Amount	Type	Invoice Number
\$325,311.00	C SUBDIVISION BONDS-ALL	184908-1-5

Bond Description
Extending expiration date from 5/14/22 to 8/14/22 - 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
\$1,230.00	\$0.00	\$1,230.00	\$1,230.00

Date Printed: 4/12/2022

Date Invoiced: 4/12/2022

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 5/14/2022 to 8/14/2022

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 May, 2022.

Signed, sealed and dated this 12th day of April, 2022.

Toscana Isles Comm. Dev. District (Principal)

Lexon Insurance Company

By:

[Signature]
Alex Harris, Chair Board of Supervisors

By:

[Signature]
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 Frymore, 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 M Appel*
Richard Appel; SVP & Senior Counsel

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

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

Bond Safeguard Insurance Company
By: *Richard M Appel*
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*
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 12th day of April, 2022.

By: *[Signature]*
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**

4E

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. 395**

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: **395**
- (B) Name of Payee: **Smith-Manus Agency, Inc.**
- (C) Amount Payable: **\$389.00**
- (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 #188291-1-2 Fee for Utility Maintenance Bond LICX1202854-1-2 \$282.00
Invoice #187274-1-3 Fee for Utility Maintenance Bond LICX1202988-1-3 \$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: 5-17-2022 _____

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=leins@amengfl.com
Date: 2022.05.17 13:48:45 -04'00'

As District Engineer and
Consulting Engineer to the District

Date: _____

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
LICX1202854-1-2	6/11/2021	9/11/2022	MAY 22

Bond Amount	Type	Invoice Number
\$61,754.70	C SUBDIVISION BONDS-ALL	188291-1-2

Bond Description
Additional billing to expiration date of 9/30/22 per bond form

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$.00	0.0%	\$.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$282.00	\$0.00	\$282.00	\$282.00

Date Printed: 5/9/2022

Date Invoiced: 5/9/2022

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
LICX1202988-1-3	3/25/2021	6/25/2022	MAY 22

Bond Amount	Type	Invoice Number
\$28,297.50	C SUBDIVISION BONDS-ALL	187274-1-3

Bond Description

Extending expiration date from 6/25/22 to 9/25/22 - Additional premium pro-rated

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: 5/9/2022

Date Invoiced: 5/9/2022

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

5

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2022**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 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	\$ 113,283	\$ -	\$ -	\$ -	\$ -	\$ 113,283
Investments						
Reserve	-	710,363	802,092	-	-	1,512,455
Interest	-	281,519	406,741	-	-	688,260
Prepayment	-	117	8,303	-	-	8,420
Revenue	-	597,854	681,694	-	-	1,279,548
Construction	-	-	-	1	3,382	3,383
Due from general fund	-	9,265	5,895	-	-	15,160
Total assets	<u>\$ 113,283</u>	<u>\$1,599,118</u>	<u>\$1,904,725</u>	<u>\$ 1</u>	<u>\$ 3,382</u>	<u>\$ 3,620,509</u>
LIABILITIES						
Liabilities:						
Due to Developer	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Due to debt service fund 2014	9,265	-	-	-	-	9,265
Due to debt service fund 2018	5,895	-	-	-	-	5,895
Taxes payable	31	-	-	-	-	31
Developer advance	-	-	-	-	10,000	10,000
Total liabilities	<u>17,691</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,000</u>	<u>27,691</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,599,118	1,904,725	-	-	3,503,843
Capital projects	-	-	-	1	(6,618)	(6,617)
Assigned						
Three months working capital	36,648	-	-	-	-	36,648
Unassigned	58,944	-	-	-	-	58,944
Total fund balances	<u>95,592</u>	<u>1,599,118</u>	<u>1,904,725</u>	<u>1</u>	<u>(6,618)</u>	<u>3,592,818</u>
Total liabilities and fund balances	<u>\$ 113,283</u>	<u>\$1,599,118</u>	<u>\$1,904,725</u>	<u>\$ 1</u>	<u>\$ 3,382</u>	<u>\$ 3,620,509</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,273	\$ 104,878	\$ 106,283	99%
Assessment levy: off-roll	-	47,143	47,143	100%
Interest and miscellaneous	1	19	-	N/A
Total revenues	<u>1,274</u>	<u>152,040</u>	<u>153,426</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	215	1,292	5,168	25%
Management/accounting/recording	3,643	25,504	43,721	58%
Debt service fund accounting	644	4,506	7,725	58%
Legal	-	7,566	36,000	21%
Engineering	-	-	1,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,167	2,000	58%
Trustee	-	10,236	10,236	100%
Telephone	17	117	200	59%
Postage	11	88	500	18%
Printing & binding	42	292	500	58%
Legal advertising	-	307	1,200	26%
Annual special district fee	-	175	175	100%
Insurance	-	7,246	7,275	100%
Contingencies/bank charges	21	1,009	3,000	34%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>4,760</u>	<u>59,505</u>	<u>124,765</u>	48%
Other fees & charges				
Tax collector	19	1,573	1,661	95%
Total other fees & charges	<u>19</u>	<u>1,573</u>	<u>1,661</u>	95%
Total expenditures	<u>4,779</u>	<u>61,078</u>	<u>126,426</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	(3,505)	90,962	27,000	
Fund balances - beginning	99,097	4,630	12,718	
Assigned				
Three months working capital	36,648	36,648	36,648	
Unassigned	58,944	58,944	3,070	
Fund balances - ending	<u>\$ 95,592</u>	<u>\$ 95,592</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 APRIL 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 9,407	\$ 775,177	\$ 785,537	99%
Interest	8	44	-	N/A
Total revenues	<u>9,415</u>	<u>775,221</u>	<u>785,537</u>	99%
EXPENDITURES				
Debt service				
Principal	-	180,000	180,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	286,838	568,500	50%
Tax collector	142	11,627	12,274	95%
Total expenditures	<u>142</u>	<u>483,465</u>	<u>760,774</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	9,273	291,756	24,763	
Fund balances - beginning	<u>1,589,845</u>	<u>1,307,362</u>	<u>1,304,429</u>	
Fund balances - ending	<u><u>\$ 1,599,118</u></u>	<u><u>\$ 1,599,118</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 APRIL 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 5,985	\$ 493,228	\$ 499,823	99%
Assessment levy: off-roll	-	578,021	578,021	100%
Assessment prepayments	5,139	5,139	-	N/A
Interest	126	264	-	N/A
Total revenues	<u>11,250</u>	<u>1,076,652</u>	<u>1,077,844</u>	100%
EXPENDITURES				
Debt service				
Principal	-	220,000	220,000	100%
Principal prepayment	-	55,000	55,000	100%
Interest	-	413,025	819,766	50%
Tax collector	90	7,399	7,810	95%
Total expenditures	<u>90</u>	<u>695,424</u>	<u>1,102,576</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	11,160	381,228	(24,732)	
Fund balances - beginning	<u>1,893,565</u>	<u>1,523,497</u>	<u>1,520,020</u>	
Fund balances - ending	<u><u>\$ 1,904,725</u></u>	<u><u>\$ 1,904,725</u></u>	<u><u>\$ 1,495,288</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2022**

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

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date
REVENUES		
Misc. income	\$ -	\$ 14,455
Interest	-	60
Total revenues	-	14,515
EXPENDITURES		
Capital outlay	9,613	1,135,869
Total expenditures	9,613	1,135,869
Excess/(deficiency) of revenues over/(under) expenditures	(9,613)	(1,121,354)
Fund balances - beginning	2,995	1,114,736
Fund balances - ending	\$ (6,618)	\$ (6,618)

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

6

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 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.

Present were:

Alex Hays	Chair
Brian Watson	Vice Chair
Jeffrey Sweater	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts (via telephone)	District Counsel
Robert Ramondi	Resident
Thomas Hart	Resident
Anthony O'Dea	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:01 a.m. Supervisors Hays, Watson and Sweater were present, in person. Supervisors Peshkin and LaBoe were not present.

▪ **Acceptance of Supervisor Resignation of Supervisor LaBoe**

This item was an addition to the agenda.

Ms. Cerbone stated she received a letter of resignation from Mr. LaBoe prior to the meeting. She read the following into the record:

“Dear Mr. Hays,

Effective noon today, April 27, 2022, I submit my resignation as a Board Supervisor for Toscana Isle CDD. I sold my home within the District and am no longer a resident. Please view this document as my formal resignation and removal from all future Board responsibilities and correspondence. If you have any questions, please feel free to contact me.”

38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72

On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, the letter of Resignation of Mr. Mike LaBoe, dated April 27, 2022, was accepted.

Ms. Cerbone stated, at the next meeting, the Board will have the option to appoint someone to fill the vacant seat. With Board approval, information could be provided for the HOA and Property Manager to e-blast about the search for a qualified elector to fill the vacancy and ask prospective candidates to submit resumes or letters of interest to Management for inclusion on the next agenda.

Asked what happens if the Board chooses not to appoint a new Board Member, Ms. Cerbone stated, if there is no appointment to fill the seat, it would remain vacant until the November 2024 election, if someone qualifies for it.

Ms. Steinerts confirmed that the seat would stay empty if there is no appointment until the election.

On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor, authorizing the District Manager to ask the HOA and Property Manager to send an e-blast to the community seeking qualified elector candidates to fill the vacant Board Seat, was approved.

SECOND ORDER OF BUSINESS

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

Meeting

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)

Ms. Cerbone presented the following Consent Agenda Items:

- 73 I. No. 379, AM Engineering, LLC [\$192.50]
- 74 II. No. 380, T-Top Electric, LLC [\$685.00]
- 75 III. No. 381, Tech Tactics, LLC [\$2,935.00]
- 76 IV. No. 382, Rusty Plumbing Company, Inc. [\$1,335.00]
- 77 V. No. 383, Superior Asphalt, Inc. [\$415,889.20]
- 78 VI. No. 384, Cast-Crete USA, LLC [\$11,940.00]
- 79 VII. No. 385, Juniper Landscaping of Florida, LLC [\$3,779.50]
- 80 VIII. No. 386, Sarasota Drone Guy LLC [\$1,500.00]
- 81 IX. No. 387, DeJonge Excavating Contractors, Inc. [\$11,250.00]
- 82 X. No. 388, Martin Sewer Testing, Inc. [\$6,409.97]
- 83 XI. No. 389, Smith-Manus Agency, Inc. [\$1,298.00]
- 84 XII. No. 390, AM Engineering, LLC [\$181.25]

85

86 **FIFTH ORDER OF BUSINESS**

Ratification Items

87

- 88 I. Juniper Landscaping of Florida, LLC, Proposal No. 139217 for Fountain Power
- 89 Trenching
- 90 II. Martin Sewer Testing, Inc., Estimate # 177 for Sewer Testing
- 91 III. DeJonge Excavating Contractors Inc., Estimate #022505 for Sewer Cleaning

92

93 **SIXTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of March 31, 2022

94

95

96

97 **SEVENTH ORDER OF BUSINESS**

Approval of January 26, 2022 Regular Minutes

98

99

100

101

102

103

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

104

105

106

107 **BUSINESS ITEMS**

108 **EIGHTH ORDER OF BUSINESS**

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]

119 Ms. Cerbone presented Resolution 2022-03 and read the title. She stated the seats held
120 by Mr. Peshkin and Mr. Hays would be up for election. Discussion ensued regarding
121 transmitting the e-blasts in a staggered fashion.

122

123 **On MOTION by Mr. Sweater and seconded by Mr. Hays, with all in favor,**
124 **Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and**
125 **Requesting that the Sarasota County Supervisor of Elections Begin Conducting**
126 **the District’s General Elections; Providing for Compensation; Setting for the**
127 **Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for**
128 **Severability and an Effective Date, was adopted.**

129

130

131 **On MOTION by Mr. Watson and seconded by Mr. Hays, with all in favor,**
132 **authorizing the District Manager to ask the HOA and Property Manager to send**
133 **an e-blast to the community regarding the General Election Seats, was**
134 **approved.**

135

136

137 **NINTH ORDER OF BUSINESS**

Discussion: Topics Being Discussed with Master Association [10 minutes]

138

139

140 Ms. Cerbone thanked Resident Anthony O’Dea for having an open and transparent line
141 of communication with her to assure that the Master Association is providing information as
142 needed to the Board via Management’s office. Ms. Cerbone listed the items that she discussed
143 with Mr. O’Dea, including the University of Florida sponsoring the Lake Watch Program, water

144 quality, fishing, protected and non-protected species and safety concerns around the perimeter
145 of the ponds.

146 Mr. O’Dea stated that he partnered with the Florida Fish and Wildlife Conservation
147 Commission (FWC) to conduct several studies of the CDD’s stormwater ponds to determine
148 what the environment looks like and the condition of the fisheries. In one study, FWC identified
149 17 different species of fish, five of which are non-native. This is part of an overall Statewide
150 FWC initiative to determine the proliferation of non-native species. FWC recommends that the
151 non-native species of fish be caught and killed. Mr. O’Dea asked for permission for anglers to
152 catch and kill specific non-native species of fish and wildlife.

153 Asked if the Board should take action on this item, Ms. Steinerts stated the matter must
154 be addressed by the Board since the lakes are owned by the CDD and the HOA could then
155 address lake maintenance. Asked what jurisdiction the State has over lakes with the CDD’s
156 fishing permit, Ms. Cerbone stated the Master Association is required to maintain the CDD’s
157 assets, in terms of compliance with all permits and legal items in place by any governing
158 agency.

159 Discussion ensued regarding the HOA, non-native species, current fishing policy,
160 indemnification to protect the CDD in the event of an accident, sovereign immunity and
161 working with the HOA to develop rules for lake usage with the HOA.

162 **I. Usage of Stormwater Ponds and Adjacent Areas**

163 **II. Fishing - Catch and Release/Catch and Kill**

164 **III. Water Quality**

165 **IV. Lake Watch**

166

167 **On MOTION by Mr. Hays and seconded by Mr. Watson, with all in favor, setting**
168 **forth that the Board considers the existing Maintenance Agreement with the**
169 **Master Association to be all encompassing and to cover any and all aspects of**
170 **maintaining and protecting the CDD’s assets and that, at this time, no other**
171 **action by the CDD Board need be taken regarding usage of the adjacent areas**
172 **and catch and release, catch and kill, water quality or Lake Watch topics, was**
173 **approved.**

174

175

176 TENTH ORDER OF BUSINESS

Discussion: Policy Regarding Parking and
177 Towing on CDD Roads [5 minutes]178
179 • **Master Association Towing Policy**

180 Ms. Cerbone stated she previously conferred with Mr. O’Dea regarding the Master
181 Association towing vehicles and, in order to have a valid towing policy, the CDD must put a
182 towing policy in place in coordination with the Master Association and amend the Agreement
183 naming them as the enforcers of the towing agreement. If the Board is amenable to
184 implementing a towing policy, the next steps include coordinating with the Master Association,
185 putting rules in place, having a public hearing, entering into an agreement with the towing
186 company, modifying the agreement with the HOA and making the Master Association the
187 enforcement communicator with the vendor.

188 Mr. O’Dea requested that the CDD grant the HOA discretion to maintain its roads by
189 implementing towing. He discussed the current towing policy and parking allowances or
190 exceptions. He stated the ultimate purpose is to maintain the beauty, safety and maintenance
191 of the community rights-of-way (ROWs).

192 The public hearing process, roads, enacting a towing policy and night towing were
193 discussed.

194

195 **On MOTION by Mr. Hays and seconded by Mr. Sweater, with all in favor,**
196 **authorizing Mr. Sweater to coordinate with District Staff and the appropriate**
197 **parties from the Master Association to draft a towing policy and provide an**
198 **update at the next meeting, was approved.**

199

200

201 ELEVENTH ORDER OF BUSINESS

Staff Reports [5 minutes]

202

203 I. **District Counsel: *Straley Robin Vericker***

204 There was no report.

205 II. **District Engineer: *AM Engineering, LLC***

206 There was no report.

207 III. **District Manager: *Wrathell, Hunt and Associates, LLC***208 • **NEXT MEETING DATE: May 25, 2022 at 10:00 A.M.,**

209 ○ **QUORUM CHECK**

210 The next meeting would be held on May 25, 2022.

211

212 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests [15**
213 **minutes]**

214

215 There were no Board Member comments or requests.

216

217 **THIRTEENTH ORDER OF BUSINESS** **Public Comments [5 minutes]**

218

219 Resident Robert Ramondi commented on the necessity of a towing policy.

220

221 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

222

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

224

225 **On MOTION by Mr. Hays and seconded by Mr. Watson, with all in favor, the**
226 **meeting adjourned at 10:59 a.m.**

227

228

229

230

231

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

232
233
234
235
236
237

Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7A

From: scottblaser@reagan.com
Date: May 5, 2022 at 8:40:52 AM EDT
To: Cindy Cerbone <cerbonec@whhassociates.com>
Subject: Toscana Isles CDD open seat on Board

Dear Cindy Cerbone,

I am very interested in being appointed to the Board. I have attached my resume for the Board's review.

In addition to my experience on the professional side, I currently sit on the City of Venice Parks and Recreation Board and my condo association COA Board.

If you or the Board members, have any additional questions, please contact me.

Scott J. Blaser, CSP, SPHR, CSR
407-432-5150

Scott J. Blaser, CSP
388 Maraviya Blvd
Venice, FL 34275
407-432-5150
ScottBlaser@Reagan.com

Experience:

Director of Insurance Operations

Florida School Boards Association/Florida School Boards Insurance Trust

Controls and responsible for all aspects of safety, health, risk management, and insurance operations. Prepare and provide communication on data analyzed that identifies injuries, property damage, and or claim trends to assist the Executive Director, Trust broker, Trust management, and the members' management with exposure control. Prepare and provide communication on the members' information relative to enterprise risk management, including current physical condition, documentation, history, future condition, and plans that may have an effect on the members' current and future loss potential and provide recommendations to control exposure. Provide assistance to Trust members with regard to claims, procedures, coverage issues, and excess reporting. Work with excess carriers regarding premiums, coverage issues, and settlements. Maintain a working knowledge of current legal and legislative changes in workers' compensation law and property & casualty issues. Be prepared to respond to changes that negatively affect the Trust and offer solutions. Provide technical support to assist members in complying with safety, health, employment practice regulations, and standard practices and make recommendations that will reduce losses and solve problems associated with losses. Provide or obtain required services such as training, seminars, workshops, presentations, or lectures for the members and any other entity or organization identified by the Executive Director. Monitor expenses to include: expense reporting, following expense policies, suggesting changes to policies, vehicle control, travel control, and monitoring internal and external educational needs. Assist the Executive Director, Trust broker, and any other person identified by the Executive Director with sales and marketing of FSBIT and its products. Keeps abreast of current developments in risk management exposures and controls. Was able to formalize all insurance processes with a focus on claims and loss control operations. April 2016 – present

Director, Risk Control

Florida League of Cities, Inc.

Controlled all aspects of the Risk Control Services Department in providing safety, health, risk management, employment practice, regulatory and environmental consultation, evaluation, training and guidance to our 600 plus association members, Florida League of Cities staff, and any other entity or organization identified by the Florida League of Cities Board of Directors. Prepared and provided communications, training, and presentations that identify injury, property damage, and or claim trends to assist association members' in making good business decisions. Prepared and provided communication to the association's Board of Directors, member Mayors, and Executive Directors of the members' current physical condition, documentation, history, future condition, and plans that may have an effect on the members' current losses and future loss potential. Reduce, control, or eliminate losses for the association and members. Provided technical support and educational opportunities to assist members in complying with safety, health, employment practice regulations, standard practices, and legal requirements. Made and monitored recommendations that will reduce losses and solve member problems associated with losses. Doubled the association's Risk Control services, which assisted in the retention of members to 98% the last two years. April 2007 – April 2016

Executive Director

Florida Municipal Association for Safety & Health (FMASH)

Reported directly to the Board of Directors of the Association, responsible and held accountable for the association meeting its' mission and goals. Lobbied and educated elected officials to understand and agree with the association's viewpoints relative to safety, health, and environmental laws and regulations. Influenced other associations to agree with FMASH's viewpoints and mission. Currently still working in the process of creating a safety and health Accreditation Program and lobbying state elected officials to support the program with statute. Organized onsite, regional, and statewide training classes. Organized and provided annual conferences for association members. Increased membership every year since first appointed by the Board of Directors. May 2007 – April 2016

Risk Control Director**CNA Insurance Company**

Accountable for all aspects of Risk Control operations in the state of Florida for CNA. Manage a team of 21 Risk Control consultants, statewide budget, and resources. Hired to correct troubled office both in personnel and output. Assisted in the Florida office going from the last place in the nation for loss ratio, premium, and retention to best in the country. April 2003 – March 2007

Corporate Safety Manager**Golub Corporation**

Assisted in the corporation reaching for the first time an incident rate below the BLS average for grocery market industry. July 2001 – April 2003

Accident Prevention Account Manager**Royal & Sun Alliance Risk Management Global (EBI Companies)**

Provided over \$600,000 in insurance dividends to assigned companies due to loss reductions during the annual review. December 1998 – July 2001

Risk Control Manager**Reliance Insurance Company**

Increased service production of the Risk Control staff 200% and decreased the overall Profit Centers' loss ratio by 19%. May 1994 – December 1998

Sr. Loss Control Engineer**Travelers Insurance Company**

Assisted the Large Account Division in obtaining its' status as the most profitable commercial insurance unit at Travelers. Promoted to Senior Engineer within three years of hiring. February 1989 – May 1994

Quality Assurance/Safety Representative**United States Navy**

Second Class Petty Officer, USS Dwight D. Eisenhower. During an annual Navy-wide inspection, assisted in the increase of office effectiveness 600% from previous inspections. October 1980 – 1985.

Education:

Bachelor of Science: State University College at Buffalo, December 1988

Major: Industrial Technology, Minor: Safety Studies

Designations:

Nationally Board Certified Safety Professional, August 1994

Florida General Lines Insurance Broker License, 2012

Senior Professional in Human Resources, 2018

Certified School Risk Manager, 2018

Risk Manager for Public Entities, 2014

Executive Program in Safety Management Certificate, 2014

American Red Cross First Aid and CPR trainer, 2012

National Fire Protection Technical Committee Member, 2012

Active Shooter/Hostile Event Response Program Specialist, August 2020

Certified Food Safety Manager, May 2002

Certificate in Environmental, Health & Safety Law, July 2002

Affiliated Organizations:

American Society of Safety Engineers, Professional Member, December 1988

National Fire Protection Association, Professional Member, December 1995

RIMS, the risk management society, 2017

Society for Human Resource Management, 2013

Society of Certified School Risk Managers, 2018

Former Occupational Safety and Health Administration 10 and 30 hour Trainer, 2012

Former Certified Playground Inspector, 2013

American Legion, Legion Member, June 1996

Leukemia & Lymphoma Society Team in Training coach, 2011

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7B

From: James Collins <jimbocollins6@gmail.com>
Sent: Sunday, May 8, 2022 4:12 PM
To: Cindy Cerbone <cerbonec@whhassociates.com>
Subject: Open CDD seat

Hello Cindy,

I would like to apply for the open CDD seat and have attached my professional resume.

In addition, I was the Treasurer of my condominium development for almost 30 years. This consisted of 129 units and an annual budget of \$800,000. In my role I was involved in numerous capital projects including roof replacements, road maintenance and replacement of the siding of the 19 buildings of the condominium.

Since moving to Toscana Isles, I was on the resident advisory board. Also, for two years I was the Treasurer of the Activities Committee including organizing and being involved in most of the activities that were planned.

I have been present at a number of the CDD meetings and worked with you to gain a greater understanding of the CDD. If appointed, I feel I could seamlessly step into the open board seat and be a productive Board member.

Please let me know if you have any questions.

My cell phone is 917.837.8698.

Very truly yours,

Jim Collins

James K. Collins
39 D Heritage Drive New City, NY 10956• (917) 837-8698•
CollinsJames495@ymail.com

AREAS OF EXPERTISE

- Team building
- Exceptional communication skills
- Budgeting and Analysis competency
- Leadership ability
- Project management

Comprehensive Development, Inc
New York City, NY

2014-March 2015

- Director of Finance for \$ 4 million organization with 40 employees. Not-For-Profit Organization that supplements educational programs for at-risk students in the New York City Public School
- Prepares monthly financial reports, processes payroll and maintains Agency accounting system
- Manages a series of grants with New York City Department of Education as well as numerous private foundations
- Functions as the Director of Human Resources for the Agency

Business Manager
New City Library, New City NY

2013-March 2014

- Business Manager for the New City Library, a 60 employee (37 FTE) Not-For-Profit Corporation with a \$ 5million annual budget.
- On-going meetings with the Board of Trustees regarding operating and policy issues regarding the daily functioning of the Library.
- * Responsible for budget development and monitoring including issuing monthly Budgets to department heads and the Board of Trustees.
- * Responsible for all purchasing, vouchering and payroll issues. Also functions as The Personnel Director handling all employee grievances & negotiations with the union.
- * Managed the physical plant and grounds including a variety of service contracts;

Executive Director

Murray-Weigel Hall, Bronx NY**2008- 2012**

- Served as the Executive Director of Murray-Weigel Hall, a healthcare facility for older retired Jesuits.
- Provided overall direction and leadership for the staff and residents of Murray-Weigel Hall.
- Restructured and outsourced the food delivery program resulting in better quality food and annual savings of \$ 500,000.
- Developed and implemented (with the assistance of an outside accounting firm) fiscal procedures and controls to ensure that accountability is built into the process. During my tenure, the operating budget was reduced by 50%.
- Managed the implementation of a PACE (Program for All Inclusive Care of the Elderly) program at Murray-Weigel. This is a managed care program that shifts the financial costs for the medical care of our residents from the facility to the vendor with annual savings of \$ 1.5 million. The residents were enrolled in Medicaid and with Medicare, the PACE program expenses for staff and medical care were transferred from the facility to Medicaid/Medicare.
- On-site supervisor of \$ 4 million dollar facility renovation to increase the census of the facility by 25%.
- Functioned as the Human Resources Director: negotiated labor contract, approved all personnel transactions (hiring, separation, and discipline of staff), developed Personnel policies and procedures for the facility as well as a performance evaluation program for all staff, and negotiated the layoff of staff due to contracted new healthcare program..
- Served as the IT Coordinator for the facility.

**Deputy Director and Chief Financial Officer
Manhattan Psychiatric Center, Ward's Island, NY****1998- 2008**

- Served as the Chief Financial Officer for the Psychiatric Center (with 600 residents and 1,000 staff) and was responsible for adjusting spending allocations for facility's subunits based on the State funding for the facility budget. The facility had a \$ 30 million personnel services budget and an \$ 8 million non personnel services budget. Departments received monthly reports detailing expenses and Facility Cabinet members were accountable for helping to resolve excess spending.
- Identified facility wide problems as part of Performance Improvement Council and developed plan of correction for concerns cited by JACHO.
- Served on Executive Cabinet: the Facility-Wide Directors Council.
- Identified systemic problem areas and developed protocol that greatly improved accountability and quality of care in various support departments including The Business Office, Safety and Security, Maintenance, Storeroom, Housekeeping and Nutrition. Worked with the department leadership of large support departments to ensure that standards were communicated to departmental employees and consumers. Housekeeping consisted of 50 employees and 15 patient workers and Nutrition consisted of 60 employees and 20 patient workers.
- Served as chief liaison for the development of resident debit card program which removed cash from our residents and thus reduced the volume of contraband.

- Supervised the Human Resources Department including Employee Relations and Recruitment

Business Officer

Kirby Forensic Psychiatric Center, Ward's Island, NY

1989- 1998

- Served as the Business Officer for a secure facility for 150 psychiatric criminally involved residents.
- Developed and monitored unit budgets for all departments; supervised Business Office staff (10 employees) to ensure that purchasing, vouchering, and payroll activities were completed timely and accurately. Facility had a \$ 3 million non personnel services budget.
- Responsible for developing and monitoring facility budget and ensuring that relevant financial data was presented to the Executive Director and Cabinet.
- Developed and monitored contracts for major services: telecommunications, extermination, and power plant maintenance.
- Communicated with support department supervisors to ensure that the contracts meet facility needs.

Assistant Business Officer

NYS Office for People with Disabilities

1978-1989

- Work in two facilities (including Letchworth Village) serving the developmentally disabled.
- Managed a full range of support services including housekeeping, maintenance, security, nutrition, and transportation (which included a comprehensive vehicle maintenance program).
- Served as the administrative liaison for all support services establishing the first residential units at a new facility (Bronx Developmental Center).
- Assisted in developing, implementing and monitoring medical contracts for speech, rehabilitation services and medical services.
- Helped to implement a patient worker program in support departments in which residents were able to develop work skills and earn a salary and independence.
- Contract manager for three year \$ 1 million Federal Grant: prepared budget, filed reports and ensured that facility grant operated within Federal guidelines.
- Assisted in facility preparation and response to various Federal, State and City surveys:

EDUCATION

- **John Jay College: Masters of Public Administration**
- **Lehman College: Bachelor of Arts: Psychology**
- **New York State Nursing Home Administrator License Number 05201**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7C

Ms. Cindy Cerbone
District Manager
Wrathell , Hunt and Associates

November 5, 2021

Dear Cindy,

I am forwarding a copy of my resume as it was suggested for consideration as a board member on Toscana Isles CDD. I understand this could occur if a member resigns and the position would be an interim.

My understanding is that the procedure going forward in 2022 would be to register with the county and be placed on the election ballot. The registration is to occur approximately June of 2022 and this would be my intention.

I would like to bring your attention to my previous background and experiences. I have been President and member of HOA boards for over 25 years and have a full understanding of how they function and they can also be unique. Attached find additional information in viewing a copy of my resume.

Sincerely,

Bill Contardo (Cell :978-807-6113)

William Contardo

270 Toscavilla Blvd Nokomis , Fl
Phone: 978-807-6113 E-Mail: Wicont@aol.com

Objective

To make contributions where my various technical, construction, managerial, HOA 30 years (budgets; long range planning ; capital improvements etc.) can be best utilized.

Experience

Technical and practical experiences:

- Planning Board Member and Chairman; PUD review, construction plan evaluations, plan approvals, site inspections; city master plan chair; capital improvement chair.
- Project and program management (CPM); drainage roads and airfields; Bridge construction and design; Home building.
President and board member for Home Owner Associations with approximate 500 members.

Education

Northeast Industrial Technical (Boston MA) Architect and Machine Design
US Army School of Engineering (Ft. Belvoir VA)
US Army Command and General Staff College
B.S. Organization Behavior, Lesley University Cambridge MA
M.S. Management ,Lesley University Cambridge MA

Skills

Program and Project Management (Concept Design, Zoning and Planning Board); Teaching (Algebra , CPM , Economics) ; Roads And Bridge Construction ; Home Building ; Site Inspections and Compliance.

Military

Veteran
Corps of Engineers 26 years retired
Mass. Military Academy - Graduate

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

7D

From: mtracy@pa-max.com <mtracy@pa-max.com>
Sent: Tuesday, May 17, 2022 1:01 PM
To: Cindy Cerbone <cerbonec@whhassociates.com>
Cc: MTRACY@PA-MAX.COM
Subject: CDD Board

Ms. Cerbone,

I was advised that there is an opening on the Board of Directors. I wish to have you consider me for the position.

I do not have a resume because I am retired and I did own a few businesses and there was no need for a resume.

I am presently 73 years of age and I live in Toscana Isles.

I am still licensed as a public adjuster and still have a company under "Public Adjusters Maximum".

I had to partially close the business in 2019 when I was diagnosed with Lymphoma. I am presently in remission. Unfortunately, the doctors indicate that it is not curable but containable. At the time of partially closing, I had a staff of 6 people working. Most of them had either opened a business on their own or found other employment since leaving. I went out of my way to make sure everyone was not left high and dry.

Prior to opening Public Adjusters Maximum, I owned ABC Public Adjusters, located in Philadelphia Pa. We had 33 employees and we were in business over 30 years. I sold the business and moved permanently to Florida.

I also was involved in numerous Associations as a board member and at one time, served as President of Mid Atlantic Public Insurance Adjusters.

I believe I am very fair minded and listen to all sides, before making a decision. Hopefully you would consider me for the position and I am very open to a meeting to discuss.

Thank You for your time.

Michael Traczuk
401 Maraviya Blvd
Nokomis FL 34275
941-400-7594
Mtracy@pa-max.com

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Jamie Sanchez is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 25th day of May, 2022.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Toscana Isles Community Development District ("**District**") prior to June 15, 2022, a proposed operating budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The operating budget proposed by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. A public hearing on said approved budget is hereby declared and set as follows:

DATE: _____, 2022

HOUR: 10:00 AM

LOCATION: offices of Vanguard Land, LLC
6561 Palmer Park Circle, Suite B
Sarasota, Florida 34238

3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Venice, Florida and Sarasota County at least 60 days prior to the hearing set above.

4. In accordance with Section 189.016 Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. 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.

7. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of May, 2022.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2014	3
Amortization Schedule - Series 2014	4
Debt Service Fund Budget - Series 2018	5
Amortization Schedule - Series 2018	6
Assessment Summary	7

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 110,711				\$ 110,613
Allowable discounts (4%)	(4,428)				(4,425)
Assessment levy: on-roll - net	106,283	\$ 103,605	\$ 2,678	\$ 106,283	106,188
Assessment levy: off-roll	47,143	47,143	-	47,143	47,100
Interest and miscellaneous	-	18	-	18	-
Total revenues	153,426	150,766	2,678	153,444	153,288
EXPENDITURES					
Professional & administrative					
Supervisors	5,168	1,077	2,584	3,661	8,612
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,863	3,862	7,725	7,725
Legal	36,000	7,566	28,434	36,000	36,000
Engineering	1,000	-	1,000	1,000	5,000
Engineering - stormwater reporting	-	-	10,000	10,000	-
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,236	10,236	-	10,236	11,236
Telephone	200	100	100	200	200
Postage	500	76	424	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	307	893	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	7,275	7,246	-	7,246	8,695
Contingencies/bank charges	3,000	987	2,013	3,000	1,000
Website	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	1,661	1,554	107	1,661	1,659
Total expenditures	126,426	56,298	78,592	134,890	134,288
Net increase/(decrease) of fund balance	27,000	94,468	(75,914)	18,554	19,000
Fund balance - beginning (unaudited)	12,718	4,630	99,098	4,630	23,184
Fund balance - ending (projected)					
Assigned					
3 months working capital	36,648	36,648	23,184	23,184	39,679
Unassigned	3,070	62,450	-	-	2,505
Fund balance - ending (projected)	\$ 39,718	\$ 99,098	\$ 23,184	\$ 23,184	\$ 42,184

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 8,612
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops assessment methodologies, administers the issuance of tax exempt bond financings and operates & maintains the assets of the community.	
Debt service fund accounting	7,725
Legal	36,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	11,236
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,695
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
Website ADA compliance	210
Tax collector	1,659
Total expenditures	<u><u>\$ 134,288</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 818,268				\$ 818,268
Allowable discounts (4%)	(32,731)				(32,731)
Assessment levy: on-roll - net	785,537	\$ 765,771	\$ 19,766	\$ 785,537	785,537
Interest	-	36	-	36	-
Total revenues	<u>785,537</u>	<u>765,807</u>	<u>19,766</u>	<u>785,573</u>	<u>785,537</u>
EXPENDITURES					
Principal	180,000	180,000	-	180,000	190,000
Principal prepayment	-	5,000	-	5,000	-
Interest	568,500	286,838	281,519	568,357	557,575
Total debt service	<u>748,500</u>	<u>471,838</u>	<u>281,519</u>	<u>753,357</u>	<u>747,575</u>
Other Fees and Charges					
Tax collector	12,274	11,486	788	12,274	12,274
Total other fees and charges	<u>12,274</u>	<u>11,486</u>	<u>788</u>	<u>12,274</u>	<u>12,274</u>
Total expenditures	<u>760,774</u>	<u>483,324</u>	<u>282,307</u>	<u>765,631</u>	<u>759,849</u>
Excess/(deficiency) of revenues over/(under) expenditures	24,763	282,483	(262,541)	19,942	25,688
Fund balance:					
Beginning fund balance (unaudited)	1,304,429	1,307,362	1,589,845	1,307,362	1,327,304
Ending fund balance (projected)	<u>\$1,329,192</u>	<u>\$1,589,845</u>	<u>\$1,327,304</u>	<u>\$ 1,327,304</u>	<u>1,352,992</u>
Use of fund balance					
Debt service reserve account balance (required)					(719,440)
Principal expense - November 1, 2023					(205,000)
Interest expense - November 1, 2023					(276,056)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 152,496</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	190,000.00	5.750%	281,518.75	471,518.75
05/01/2023	-		276,056.25	276,056.25
11/01/2023	205,000.00	5.750%	276,056.25	481,056.25
05/01/2024	-		270,162.50	270,162.50
11/01/2024	215,000.00	5.750%	270,162.50	485,162.50
05/01/2025	-		263,981.25	263,981.25
11/01/2025	225,000.00	5.750%	263,981.25	488,981.25
05/01/2026	-		257,512.50	257,512.50
11/01/2026	240,000.00	5.750%	257,512.50	497,512.50
05/01/2027	-		250,612.50	250,612.50
11/01/2027	255,000.00	5.750%	250,612.50	505,612.50
05/01/2028	-		243,281.25	243,281.25
11/01/2028	270,000.00	6.250%	243,281.25	513,281.25
05/01/2029	-		234,843.75	234,843.75
11/01/2029	285,000.00	6.250%	234,843.75	519,843.75
05/01/2030	-		225,937.50	225,937.50
11/01/2030	305,000.00	6.250%	225,937.50	530,937.50
05/01/2031	-		216,406.25	216,406.25
11/01/2031	325,000.00	6.250%	216,406.25	541,406.25
05/01/2032	-		206,250.00	206,250.00
11/01/2032	345,000.00	6.250%	206,250.00	551,250.00
05/01/2033	-		195,468.75	195,468.75
11/01/2033	365,000.00	6.250%	195,468.75	560,468.75
05/01/2034	-		184,062.50	184,062.50
11/01/2034	390,000.00	6.250%	184,062.50	574,062.50
05/01/2035	-		171,875.00	171,875.00
11/01/2035	410,000.00	6.250%	171,875.00	581,875.00
05/01/2036	-		159,062.50	159,062.50
11/01/2036	440,000.00	6.250%	159,062.50	599,062.50
05/01/2037	-		145,312.50	145,312.50
11/01/2037	465,000.00	6.250%	145,312.50	610,312.50
05/01/2038	-		130,781.25	130,781.25
11/01/2038	495,000.00	6.250%	130,781.25	625,781.25
05/01/2039	-		115,312.50	115,312.50
11/01/2039	525,000.00	6.250%	115,312.50	640,312.50
05/01/2040	-		98,906.25	98,906.25
11/01/2040	560,000.00	6.250%	98,906.25	658,906.25
05/01/2041	-		81,406.25	81,406.25
11/01/2041	595,000.00	6.250%	81,406.25	676,406.25
05/01/2042	-		62,812.50	62,812.50
11/01/2042	630,000.00	6.250%	62,812.50	692,812.50
05/01/2043	-		43,125.00	43,125.00
11/01/2043	670,000.00	6.250%	43,125.00	713,125.00
05/01/2044	-		22,187.50	22,187.50
11/01/2044	710,000.00	6.250%	22,187.50	732,187.50
Total	\$9,295,000.00		\$8,560,587.50	\$17,860,587.50

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 520,649				\$ 520,649
Allowable discounts (4%)	(20,826)				(20,826)
Assessment levy: on-roll - net	499,823	\$ 487,243	\$ 12,580	\$ 499,823	499,823
Assessment levy: off-roll	578,021	578,021	-	578,021	577,632
Assessment prepayments	-	-	5,139	5,139	-
Interest	-	138	-	138	-
Total revenues	<u>1,077,844</u>	<u>1,065,402</u>	<u>17,719</u>	<u>1,083,121</u>	<u>1,077,455</u>
EXPENDITURES					
Principal	220,000	220,000	-	220,000	255,000
Principal prepayment	55,000	55,000	-	55,000	5,000
Interest	819,766	413,025	406,741	819,766	807,769
Total debt service	<u>1,094,766</u>	<u>688,025</u>	<u>406,741</u>	<u>1,094,766</u>	<u>1,067,769</u>
Other Fees and Charges					
Tax collector	7,810	7,310	500	7,810	7,810
Total other fees and charges	<u>7,810</u>	<u>7,310</u>	<u>500</u>	<u>7,810</u>	<u>7,810</u>
Total expenditures	<u>1,102,576</u>	<u>695,335</u>	<u>407,241</u>	<u>1,102,576</u>	<u>1,075,579</u>
Excess/(deficiency) of revenues over/(under) expenditures	(24,732)	370,067	(389,522)	(19,455)	1,876
Fund balance:					
Beginning fund balance (unaudited)	<u>1,520,020</u>	<u>1,523,497</u>	<u>1,893,564</u>	<u>1,523,497</u>	<u>1,504,042</u>
Ending fund balance (projected)	<u>\$1,495,288</u>	<u>\$1,893,564</u>	<u>\$1,504,042</u>	<u>\$ 1,504,042</u>	<u>1,505,918</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,619)
Principal expense - November 1, 2023					(265,000)
Interest expense - November 1, 2023					(401,028)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,271</u>

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	255,000.00	4.375%	406,740.63	661,740.63
05/01/2023			401,028.13	401,028.13
11/01/2023	265,000.00	4.375%	401,028.13	666,028.13
05/01/2024			395,231.25	395,231.25
11/01/2024	275,000.00	5.000%	395,231.25	670,231.25
05/01/2025			388,356.25	388,356.25
11/01/2025	290,000.00	5.000%	388,356.25	678,356.25
05/01/2026			381,106.25	381,106.25
11/01/2026	305,000.00	5.000%	381,106.25	686,106.25
05/01/2027			373,481.25	373,481.25
11/01/2027	320,000.00	5.000%	373,481.25	693,481.25
05/01/2028			365,481.25	365,481.25
11/01/2028	335,000.00	5.000%	365,481.25	700,481.25
05/01/2029			357,106.25	357,106.25
11/01/2029	350,000.00	5.000%	357,106.25	707,106.25
05/01/2030			348,356.25	348,356.25
11/01/2030	370,000.00	5.375%	348,356.25	718,356.25
05/01/2031			338,412.50	338,412.50
11/01/2031	390,000.00	5.375%	338,412.50	728,412.50
05/01/2032			327,931.25	327,931.25
11/01/2032	410,000.00	5.375%	327,931.25	737,931.25
05/01/2033			316,912.50	316,912.50
11/01/2033	435,000.00	5.375%	316,912.50	751,912.50
05/01/2034			305,221.88	305,221.88
11/01/2034	455,000.00	5.375%	305,221.88	760,221.88
05/01/2035			292,993.75	292,993.75
11/01/2035	480,000.00	5.375%	292,993.75	772,993.75
05/01/2036			280,093.75	280,093.75
11/01/2036	505,000.00	5.375%	280,093.75	785,093.75
05/01/2037			266,521.88	266,521.88
11/01/2037	535,000.00	5.375%	266,521.88	801,521.88
05/01/2038			252,143.75	252,143.75
11/01/2038	560,000.00	5.375%	252,143.75	812,143.75
05/01/2039			237,093.75	237,093.75
11/01/2039	590,000.00	5.375%	237,093.75	827,093.75
05/01/2040			221,237.50	221,237.50
11/01/2040	625,000.00	5.500%	221,237.50	846,237.50
05/01/2041			204,050.00	204,050.00
11/01/2041	660,000.00	5.500%	204,050.00	864,050.00
05/01/2042			185,900.00	185,900.00
11/01/2042	695,000.00	5.500%	185,900.00	880,900.00
05/01/2043			166,787.50	166,787.50
11/01/2043	735,000.00	5.500%	166,787.50	901,787.50
05/01/2044			146,575.00	146,575.00
11/01/2044	775,000.00	5.500%	146,575.00	921,575.00
05/01/2045			125,262.50	125,262.50
11/01/2045	815,000.00	5.500%	125,262.50	940,262.50
05/01/2046			102,850.00	102,850.00
11/01/2046	860,000.00	5.500%	102,850.00	962,850.00
05/01/2047			79,200.00	79,200.00
11/01/2047	910,000.00	5.500%	79,200.00	989,200.00
05/01/2048			54,175.00	54,175.00
11/01/2048	960,000.00	5.500%	54,175.00	1,014,175.00
05/01/2049			27,775.00	27,775.00
11/01/2049	1,010,000.00	5.500%	27,775.00	1,037,775.00
Total	\$15,640,000.00		\$15,108,940.66	\$30,498,940.66

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE ASSESSMENTS**

Unit 1 Phase 1 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
68	60' SF	1.20	165.59	1,970.12	2,135.71	2,135.86
91	50' SF	1.00	165.59	1,641.76	1,807.35	1,807.50
5	50' SF Reduced	0.59	165.59	975.05	1,140.64	1,140.79
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
7	80' SF	1.60	165.59	3,291.06	3,456.65	3,456.80
26	74' SF	1.48	165.59	3,044.23	3,209.82	3,209.97
52	60' SF	1.20	165.59	2,468.29	2,633.88	2,634.03
21	60' SF Reduced	1.00	165.59	2,056.91	2,222.50	2,222.65
87	50' SF	1.00	165.59	2,056.91	2,222.50	2,222.65
56	MF	0.70	165.59	1,439.84	1,605.43	1,605.58
249						

Unit 1 Phase 3 Units - Off-Roll**

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
5	60' SF	1.20	156.48	2,332.92	2,489.40	2,489.54
2	50' SF	1.00	156.48	1,944.10	2,100.58	2,100.72
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
11	74' SF	1.48	165.59	3,044.74	3,210.33	3,210.48
57	60' SF	1.20	165.59	2,468.70	2,634.29	2,634.44
94	50' SF	1.00	165.59	2,057.25	2,222.84	2,222.99
93	40' SF	0.80	165.59	1,645.80	1,811.39	1,811.54
255						

Unit 2 - Off-Roll**

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
9	74' SF	1.48	156.48	2,877.28	3,033.76	3,033.90
41	60' SF	1.20	156.48	2,332.92	2,489.40	2,489.54
94	50' SF	1.00	156.48	1,944.10	2,100.58	2,100.72
87	40' SF	0.80	156.48	1,555.29	1,711.77	1,711.91
231						

Unit 3 - Off-Roll**

Number of Units	Unit Description	ERU	FY 2023 O&M Assessment	FY 2023 DS Assessment	FY 2023 Total Assessment	FY 2022 Total Assessment
63	50' SF	0.50	156.48	1,944.10	2,100.58	2,100.72
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

11

RESOLUTION 2022-06

A RESOLUTION OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Sarasota County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of May, 2022.

Attest:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 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 26, 2022	Regular Meeting	10:00 AM
November 9, 2022*	Regular Meeting	10:00 AM
December 28, 2022	Regular Meeting	10:00 AM
January 25, 2023	Regular Meeting	10:00 AM
February 22, 2023	Regular Meeting	10:00 AM
March 22, 2023	Regular Meeting	10:00 AM
April 26, 2023	Regular Meeting	10:00 AM
May 24, 2023	Regular Meeting	10:00 AM
June 28, 2023	Regular Meeting	10:00 AM
July 26, 2023	Public Hearing & Regular Meeting	10:00 AM
August 23, 2023	Regular Meeting	10:00 AM
September 27, 2023	Regular Meeting	10:00 AM

***Exception**

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

12

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**

13C

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