

**TOSCANA ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

February 1, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

January 25, 2023

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 February 1, 2023 at 10:00 a.m, at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion/Consideration: Meeting Duration **[1.20 hours]**
3. CDD Update on Resident Questions/Concerns **[10 minutes]**
 - CDD Improvements
 - Maintenance Agreement
 - Landscape Construction/Installation and Sabal Palm Warranty
 - Have any new regulations, requirements (or changes) impacting stormwater management been issued?
 - Sarasota County and Acknowledgement of Issues/Mistakes with Decisions Related to Knight's Trail
 - Impact of New Developments on Piping and Stormwater Systems
 - Impact of Lake 2 and Partial Wall vs Full Wall
 - Potential Blocked Pipes in the SE Area Behind Toscavilla
 - Camera Options for Inside Drainage Pipes
 - Fencing Transition from Concrete to Plastic and Potential Water Runoff into Street
 - Irrigation System (or Lack Thereof) in Roundabouts
4. Public Comments **[15 minutes]**
5. Administration of Oath of Office to Appointed Supervisor, Michael Traczuk [SEAT 4] *(the following to be provided in a separate package)* **[5 minutes]**

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting 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
6. Acceptance of Unaudited Financial Statements as of December 31, 2022 **[3 minutes]**
 7. Approval of January 4, 2023 Regular Meeting Minutes **[2 minutes]**
 8. Continued Discussion: Policy Regarding Parking and Towing **[5 minutes]**
 9. Discussion: CDD Workshop Topics **[10 minutes]**
 10. STAFF REPORTS **[10 minutes]**
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - Cost Proposal and Inspection Report on District Improvements
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 1, 2023 at 10:00 AM
 - QUORUM CHECK

Seat 1	William Contardo	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2	James Collins	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3	Scott Blaser	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4	Michael Traczuk	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5	Paul Schmitt	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
 11. Board Members’ Comments/Requests **[5 minutes]**
 12. Public Comments **[15 minutes]**

13. Adjournment

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

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

**CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Capital Projects Fund Series 2014	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$1,274,537	\$ -	\$ -	\$ -	\$ -	\$ 1,274,537
Investments						
Reserve	-	710,363	801,431	-	-	1,511,794
Prepayment	-	117	681	-	-	798
Revenue	-	162,852	49,439	-	-	212,291
Construction	-	-	-	1	4	5
Due from general fund	-	486,681	673,198	-	-	1,159,879
Total assets	<u>\$1,274,537</u>	<u>\$1,360,013</u>	<u>\$1,524,749</u>	<u>\$ 1</u>	<u>\$ 4</u>	<u>\$ 4,159,304</u>
LIABILITIES						
Liabilities:						
Due to debt service fund 2014	\$ 486,681	\$ -	\$ -	\$ -	\$ -	\$ 486,681
Due to debt service fund 2018	673,198	-	-	-	-	673,198
Taxes payable	92	-	-	-	-	92
Total liabilities	<u>1,159,971</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,159,971</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,360,013	1,524,749	-	-	2,884,762
Capital projects	-	-	-	1	4	5
Assigned						
Three months working capital	39,679	-	-	-	-	39,679
Unassigned	74,887	-	-	-	-	74,887
Total fund balances	<u>114,566</u>	<u>1,360,013</u>	<u>1,524,749</u>	<u>1</u>	<u>4</u>	<u>2,999,333</u>
Total liabilities and fund balances	<u>\$1,274,537</u>	<u>\$1,360,013</u>	<u>\$1,524,749</u>	<u>\$ 1</u>	<u>\$ 4</u>	<u>\$ 4,159,304</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 71,677	\$ 96,850	\$ 154,039	63%
Interest and miscellaneous	3	5	-	N/A
Total revenues	<u>71,680</u>	<u>96,855</u>	<u>154,039</u>	63%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	600	600	8,612	7%
FICA	46	46	-	N/A
Management/accounting/recording	-	7,287	43,721	17%
Debt service fund accounting	-	1,288	7,725	17%
Legal	-	1,683	36,000	5%
Engineering	-	420	5,000	8%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	333	2,000	17%
Trustee	-	4,926	11,236	44%
Telephone	-	33	200	17%
Postage	-	18	500	4%
Printing & binding	-	83	500	17%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	7,821	8,695	90%
Contingencies/bank charges	22	68	1,000	7%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>668</u>	<u>24,781</u>	<u>132,629</u>	19%
Other fees & charges				
Tax collector	1,075	1,453	2,407	60%
Total other fees & charges	<u>1,075</u>	<u>1,453</u>	<u>2,407</u>	60%
Total expenditures	<u>1,743</u>	<u>26,234</u>	<u>135,036</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	69,937	70,621	19,003	
Fund balances - beginning	44,629	43,945	23,184	
Assigned				
Three months working capital	39,679	39,679	39,679	
Unassigned	74,887	74,887	2,508	
Fund balances - ending	<u>\$ 114,566</u>	<u>\$ 114,566</u>	<u>\$ 42,187</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 365,648	\$ 494,064	\$ 785,537	63%
Interest	2,331	7,418	-	N/A
Total revenues	<u>367,979</u>	<u>501,482</u>	<u>785,537</u>	64%
EXPENDITURES				
Principal	-	190,000	190,000	100%
Interest	-	281,519	557,575	50%
Tax collector	5,484	7,411	12,274	60%
Total expenditures	<u>5,484</u>	<u>478,930</u>	<u>759,849</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	362,495	22,552	25,688	
Fund balances - beginning	997,518	1,337,461	1,327,304	
Fund balances - ending	<u>\$ 1,360,013</u>	<u>\$ 1,360,013</u>	<u>\$ 1,352,992</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 505,796	\$ 683,431	\$ 1,086,623	63%
Interest	2,461	8,863	-	N/A
Total revenues	<u>508,257</u>	<u>692,294</u>	<u>1,086,623</u>	64%
EXPENDITURES				
Principal	-	255,000	255,000	100%
Principal prepayment	-	-	5,000	0%
Interest	-	406,471	807,769	50%
Tax collector	7,587	10,251	16,978	60%
Total expenditures	<u>7,587</u>	<u>671,722</u>	<u>1,084,747</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	500,670	20,572	1,876	
Fund balances - beginning	<u>1,024,079</u>	<u>1,504,177</u>	<u>1,504,042</u>	
Fund balances - ending	<u>\$ 1,524,749</u>	<u>\$ 1,524,749</u>	<u>\$ 1,505,918</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 4
Total revenues	-	4
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	4
Fund balances - beginning	4	-
Fund balances - ending	\$ 4	\$ 4

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on January 4, 2023, at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice Florida 34275.

Present were:

Scott Blaser	Chair
William Contardo	Vice Chair
James Collins	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
Chris Simmons	Resident/HOA President
Paul Schmitt	Resident/Board Candidate

Residents present:

Gail Mandel	Erika Lewis	Mark London	Michael Caldarella
Jeff Mandel	Bill Ambrose	Janet Sasso	Loredana Astillero
Cathy Gombos	Dan Gombos	Glorida Raimondi	Robert Raimondi
Lisa Hart	Tom Hart	Tim Bankson	John Vanderwees
Tom Gerson	Ray Gibson	Debre Gibson	Beckey Schoonover
Bob Gilley	Barb Gilley	Claudia McCann	Jeff Hogenmiller
Susan Doyle	Mark Marburger	Bill Sutherland	Linda Hogenmiller
Mindy Bankson	Suzy Marburger	Paula Steinert	Christine Katsamakakis
Jeff Munzing	June Appleget		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:04 a.m. Supervisors Blaser, Contardo and Collins were present. Supervisor-Elect Traczuk was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

**Discussion/Consideration: Meeting
Duration [1.20 hours]**

45 ▪ **District Engineer: *AM Engineering, LLC***

46 **This item, previously Item 11B, was presented out of order.**

47 • **Update: Post Hurricane Ian – Roads and Stormwater Ponds/Lake Banks**

48 Mr. Leins reported his post-Hurricane Ian inspection findings. From a design standpoint,
49 the lakes did very well over a 24-hour period; flooding occurred several days after Hurricane Ian
50 when the Myakka River crested at historical levels, impacting the CDD and other communities.

51 Mr. Leins stated he toured the community twice after Hurricane Ian and was in constant
52 contact with the Master Association President to discuss water levels. In his opinion, the CDD's
53 stormwater system handled the storm very well. He did not see any issues around the bridge or
54 the roads; however, he is not a structural engineer.

55 • **Discussion: Opportunities for CDD Improvements and/or Repair and**
56 **Maintenance**

57 Mr. Liens suggested inspecting the outfall control structure annually, commencing in April
58 or May 2023, and clean and clear debris. The CDD has drainage coming into Toscana Isles Lake 3.

59 Mr. Leins was asked to present a proposal at the next meeting. He offered to take a
60 closer look during the Spring inspection to determine if a structural engineer should inspect the
61 bridges or other CDD improvements.

62 Mr. Liens stated that the CDD owns all the roads within the community, all sidewalks
63 between the road and the homes and all the drainage structures, the HOA maintains via an
64 agreement with the CDD.

65

66 **THIRD ORDER OF BUSINESS**

66 **Public Comments [15 minutes]**

67

68 Ms. Sanchez explained the Rules of Procedure related to public comments.

69 Resident Michael Caldarella asked what Mr. Leins inspected when he stated the drainage
70 worked properly, as Positano Trail was flooded for two weeks and not draining at all and the
71 technician clearing the weir also told him it was working properly, which he does not believe.

72 Resident Lisa Hart believed the conditions and location of the three drainage pipes in the
73 southeast area changed within the last few years and should be inspected as they are not
74 handling the rain water properly.

75 Resident Suzy Marburger stated that the easement washed out behind her residence on
76 Ravello Boulevard and asked for the CDD to install a sea wall to protect it and prevent further
77 damage.

78 Resident Mark Marburger thought the CDD should repair the easement.

79 Resident Bill Ambrose stated that the best practices of surrounding communities have
80 day-time hourly parking restrictions, which he thinks should be eliminated, and the evening hours
81 of 12:00 a.m. to 6:00 a.m., should be kept. He wanted to know the monitoring cost before this
82 policy is implemented.

83 Resident Dan Gombos asked about the CDD's responsibilities regarding parking and
84 reporting residents operating commercial enterprises within the CDD. He wants to know how the
85 future development north of the CDD will affect the CDD's drainage system.

86 Resident Janet Sasso asked for the status on the irrigation installation at the two
87 roundabouts on Toscavilla Boulevard and if it is the CDD's responsibility.

88 Resident Debra Gibson asked why a plastic fence was installed instead of extending the
89 concrete fence on Positano Trail, which would have prevented flooding on the streets and in the
90 homes. She wants it replaced.

91 Resident Susan Doyle believed the Developer changed the weir to its benefit, not the
92 CDD's, and should be held responsible for having it thoroughly cleaned before it was conveyed
93 to the CDD. She thinks the CDD should engage a structural engineer.

94 Resident Robert Raimondi thought the weir was inspected in May 2022 and suggested
95 implementing a vegetation maintenance program. He does not think engaging the engineer was
96 cost-effective. He suggested the CDD discuss with the County whether the piping underneath the
97 road is suitable to take on that amount of water, as that might be why the water is backing up.

98 Resident and HOA President Chris Simmons stated the HOA is responsible for enforcing
99 the Covenants and advised that the HOA issued nine violation letters in the last two weeks. He
100 appreciated the community's input on what still needs to be repaired.

101 Resident Jeff Munzing asked how the CDD plans to address water from outside
102 developments draining into the CDD. In his opinion, the weir might need to be re-engineered.

103 Resident Erika Lewis asked the District Engineer and Mr. Contardo how structural
104 problems with the pipes can be determined by observation.

105 Resident Gail Mandel asked how the resident questions posed today will be answered.

106 Resident Claudia McCann asked if a camera was used to inspect the drainage pipes.

107 Ms. Carbone stated that Mr. Leins will answer the questions and present
 108 recommendations at the next meeting. Mr. Leins was in constant contact with her and Mr. O’Dea
 109 and was aware of and kept track of the roads that were underwater for two weeks. No
 110 government agency has permit requirements to address an unpredicted 1,000-year storm event.
 111

112 **FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to
 Appointed Supervisor, Michael Traczuk
 [SEAT 4] (the following to be provided in a
 separate package) [3 minutes]**

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 117 This item was deferred.

118 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

119 **B. Membership, Obligations and Responsibilities**

120 **C. Financial Disclosure Forms**

121 **I. Form 1: Statement of Financial Interests**

122 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

123 **III. Form 1F: Final Statement of Financial Interests**

124 **D. Form 8B – Memorandum of Voting Conflict**

125

126 **FIFTH ORDER OF BUSINESS**

**Consider Appointment of Fill Unexpired
 Terms of Seat 5; Term Expire November
 2024 [5 minutes]**

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 128
 129

130 Ms. Sanchez stated the resumes of Jeffrey Mandel and Paul Schmitt, were emailed to the
 131 Board. Each candidate spoke about their education, professional background and qualifications.
 132 The Board posed questions and felt that both candidates are qualified.

133 Ms. Sanchez noted that Supervisor-Elect Traczuk, who is absent, is not officially a Board
 134 Member, as the Oath of Office has not been administered. She read Mr. Traczuk’s comments
 135 about each candidate; he recommended appointing Mr. Paul Schmitt.

136 Mr. Contardo nominated Mr. Paul Schmitt to fill Seat 5. Mr. Collins nominated Mr. Jeffrey
 137 Mandel to fill Seat 5. No other nominations were made.

138

139 **On MOTION by Mr. Contardo and seconded by Mr. Blaser, with Mr. Contardo
 140 and Mr. Schmitt in favor and Mr. Collins dissenting, the appointment of Mr. Paul
 141 Schmitt to fill Seat 5, was approved. [Motion passed 2-1]**

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SIXTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisor [SEAT 5] [5 minutes]

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Paul Schmitt. Ms. Sanchez and Ms. Cerbone briefly explained the items in the Supervisor’s package and procedures for email, record keeping and public records requests.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Designating Certain Officers of the District, and Providing for an Effective Date [5 minutes]

Ms. Sanchez presented Resolution 2023-05. Mr. Collins nominated the following slate:

Chair	Scott Blaser
Vice Chair	Bill Contardo
Secretary	Craig Wrathell
Assistant Secretary	Jim Collins
Assistant Secretary	Michael Traczuk
Assistant Secretary	Paul Schmitt
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Jamie Sanchez

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, Resolution 2023-05, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

CONSENT AGENDA ITEMS [2 minutes]

Going forward, the unaudited financial statements and meeting minutes will be separate agenda items; they will no longer be presented as “Consent Agenda Items”

Ms. Sanchez presented the following items:

A. Acceptance of Unaudited Financial Statements as of November 30, 2022

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181

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On MOTION by Mr. Contardo and seconded by Mr. Blaser, with all in favor, the Unaudited Financial Statements as of November 30, 2022, were accepted.

183

184

185

B. Approval of November 7, 2022 Regular Meeting Minutes

186

C. Approval of November 15, 2022 Continued Regular Meeting Minutes

187

D. Approval of November 28, 2022 Regular Meeting Minutes

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On MOTION by Mr. Contardo and seconded by Mr. Blaser, with all in favor, the November 7, 2022 Regular Meeting Minutes, November 15, 2022 Continued Regular Meeting Minutes and November 28, 2022 Regular Meeting Minutes, as presented, were approved.

193

194

NINTH ORDER OF BUSINESS

Continued Discussion: Policy Regarding Parking and Towing [10 minutes]

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198

Ms. Sanchez stated the Master Association has not provided comments about the Parking and Towing Policy and sample policy submitted to them for review. She recommended deferring this to the next meeting and appointing a Board Member to work with the Master Association.

201

Ms. Cerbone listed essential key items necessary, that will need to be completed in order to implement a Parking and Towing Policy, including conducting a public hearing; the Master Association will administer the Policy.

204

Prior discussions with the Venice Police Department about traffic enforcement and the Florida Department of Transportation (FDOT) regulating signage were discussed.

206

TENTH ORDER OF BUSINESS

Discussion: CDD Workshop [5 minutes]

208

209

A Joint Workshop with the HOA will be scheduled. A sample Workshop agenda will be emailed to the Board to modify and requests will be made for agenda topics, which will be reviewed at the next meeting. Ms. Cerbone suggested and the Board agreed to Staff asking the Master Association President and the Property Manager to consider posting a link to the CDD website on the HOA website and e-blasting the CDD agendas to residents.

214

ELEVENTH ORDER OF BUSINESS

STAFF REPORTS [5 minutes]

216

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

218 Ms. Steinerts stated the court denied the CDD's Motion to Dismiss the Wisdom Properties
 219 LLC complaint but did grant a Motion in which the Plaintiff is not entitled to Attorney's fees.
 220 She will continue monitoring progression of the case and the amount of the legal defense, which
 221 is covered by the CDD's insurance, up to \$100,000.

222 Ms. Steinert stated that, beginning in February, Mr. Babbar will be lead counsel.

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

- 224 • **Update: Post Hurricane Ian – Roads and Stormwater Ponds/Lake Banks**
- 225 • **Discussion: Opportunities for CDD Improvements and/or Repair and**
- 226 **Maintenance**

227 These items were presented following the Second Order of Business.

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

- 229 • **NEXT MEETING DATE: February 1, 2023 at 10:00 AM**

- 230 ○ **QUORUM CHECK**

231 The next meeting will be on February 1, 2023.

232 Ms. Cerbone stated that the Federal Emergency Management Agency (FEMA)
 233 Representative who was on site advised that the CDD does not qualify and thereby withdrew its
 234 claim. In lieu, the Master Association filed a claim with FEMA.

235

236 **TWELFTH ORDER OF BUSINESS**
**Board Members' Comments/Requests [10
 237 minutes]**

238

239 Mr. Contardo asked if, since the inception of the CDD, there have been any other
 240 instances with the weir. Ms. Cerbone stated no, not that she is aware of. She suggested
 241 researching the Master Association records, which Mr. Leins will report on.

242 Mr. Schmitt thanked the Board for their confidence in his appointment to the Board.

243

244 **THIRTEENTH ORDER OF BUSINESS**
Public Comments [15 minutes]

245

246 Mr. Ambrose felt that the two large pipes behind his property need to be inspected; he is
 247 unsure if they are the same pipes that were mentioned earlier.

248 Mr. Raimondi felt that homeowners are frustrated because they are under the misnomer
 249 that the Developer was not actively involved in the community and the structure design.

250 Resident Beckey Schoonover asked if, due to the 1,000-year storm, there are plans to
251 implement new standards to address rainfall above the amount for which the system was
252 designed.

253 Mr. Gombos voiced his belief that the Sarasota County Board admitted mistakes as to
254 how much it approved for ground cover/flooding and asked if Mr. Leins will research and
255 determine if the CDD is properly covered. He asked for the CDD to provide information to
256 residents about the tax bill and where CDD funds are being expended.

257 Mr. Simmons asked for copy of documentation that the CDD owns the easement to the
258 weir, as there is no copy of it in the HOA files.

259 Mr. Caldarella asked about the HOA, not the CDD, being responsible for maintaining and
260 repairing CDD-owned roads and sidewalks. He asked where his money is going.

261 Ms. Cerbone stated that, although these questions will be addressed in the future, she
262 wanted to clarify that professionals are responsible for knowing what updates or changes are
263 made that might impact the CDD and for bringing the information to the Board and making
264 recommendations, if warranted. Regarding the tax bill, she directed residents to view the CDD
265 website www.toscanaislescdd.net and noted that the tax bill is debt, the majority of which was
266 used to construct the CDD’s stormwater ponds and roads.

267

On MOTION by Mr. Schmitt and seconded by Mr. Contardo, with all in favor, authorizing the Chair to work with the Master Association to 1) discuss the Master Association communicating in a variety of different ways to the community about the CDD meetings, 2) discuss topics for the Workshop and 3) discuss the Parking and Towing Policy and several maintenance-related items mentioned in the meeting and anything else the CDD and Master Association might need to clarify, was approved.

275

276

FOURTEENTH ORDER OF BUSINESS

Adjournment

278

279

On MOTION by Mr. Contardo and seconded by Mr. Blaser, with all in favor, the meeting adjourned at 12:44 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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Toscana Isles Community Development District (“CDD”)

Parking and Towing Policy (“Parking Policy”)

I. Parking Restrictions

A. For purposes of this Policy, "vehicle" includes, without limitation, restricted vehicles (any truck, motor home, camper, or other vehicle designed to provide temporary living quarters and having facilities for sleeping), cars, trucks, vans, SUVs, and other objects designed for transporting items or individuals whether motorized or not.

B. A vehicle may be parked on a CDD road for no longer than two hours provided the vehicle does not interfere with traffic flow at any time, is not parked in a CDD right-of-way adjacent to any median located in the center of the road, does not block access to sidewalks, and faces the same direction of traffic flow. When feasible, vehicles shall avoid parking within 20-feet of another vehicle parked on the opposite side of the roadway to allow free movement of traffic, delivery trucks, and emergency vehicles.[Will this be enforced? If so, this should be revised to remove “when feasible” and “shall avoid” and include “shall not”]

C. Parking on CDD roads is strictly prohibited from the hours of 12:00am to 6:00am, unless an overnight parking pass was issued in accordance with Section II below, which must be prominently displayed at all times on the driver's side interior front window when parked within the CDD road right-of-way.

II. Overnight Parking Pass

A. An overnight parking pass may be obtained from the Toscana Isles Master Association (“Master Association”).

B. An overnight parking pass will be valid only for 1 (one) night.

C. The CDD or the Master Association may issue an overnight parking pass for medical emergencies and/or unexpected guests.

III. Violations

A. Upon a first violation of this Parking Policy within a 90-day period, the CDD or its designee will place a parking violation notice on the windshield of the vehicle. If the CDD or its designee has an email address on file for the owner of the vehicle it will provide a written notice via email to the vehicle’s owner (with photographic evidence) requesting the resident to comply with the parking policy.

B. Upon a second violation within a 90-day period the CDD or its designee will place an official violation letter on the vehicle and if the CDD or its designee has an email address on file for the owner of the vehicle it will provide a second written notice via email to the vehicle’s owner. A second violation cannot be issued the same day that first violation

occurs, i.e. the second violation can only be issued after midnight that same night (i.e. after 12:00 am the immediately following day).

C. Upon a third violation within a 90-day period the CDD or its designee will place an official violation letter on the vehicle, and if the CDD or its designee has an email address on file for the owner of the vehicle it will provide a third written notice via email to the vehicle's owner, and the vehicle's license plate number will be provided to the CDD's contracted towing company to be on the list of vehicles that can be towed for the remainder of the 90-day period if illegally parked within the CDD road or right-of way during the hours of 12:00am and 6:00am. [What about if a vehicle is parked for more than two hours?]The vehicle must be moved within two (2) hours of the violation time shown on the written notice that is placed on the vehicle windshield the vehicle will be towed without notice.

D. Upon a fourth violation or more in a consecutive 90-day period the vehicle will be towed without further notice at vehicle owner's expense. The CDD or its designee's ability to tow the vehicle without prior notice, if parked illegally, shall expire the 91st day after the date of the first violation, except during situations where emergency towing is necessary. [Is this only for overnight parking violations or does it include vehicles parked for more than two hours?]

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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Toscana Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

_____, 2023

Board of Supervisors
Toscana Isles Community Development District

<p style="text-align:center"><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

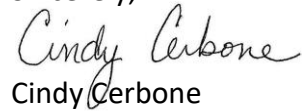
The Board of Supervisors of the Toscana Isles Community Development District will hold a Workshop on TBD at the Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275, The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Remarks
3. Discussion: CDD Background
 - Board Member Comments
 - Public Comments
 - Board Member Comments
4. Discussion: CDD Bonds
 - Board Member Comments
 - Public Comments
 - Board Member Comments
5. Discussion: CDD Budget
 - Board Member Comments
 - Public Comments
 - Board Member Comments
6. Discussion: Repairs and Maintenance of CDD Improvements by The Master Association
 - Board Member Comments
 - Public Comments

- Board Member Comments
7. Public Comments: *non-agenda items*
 8. Supervisors' Requests
 9. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
B**



January 26, 2023

Via E-Mail: cerbonec@whhassociates.com

Ms. Cindy Cerbone
District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431

RE: DISTRICT IMPROVEMENT INSPECTIONS– TOSCANA ISLES
AME JOB – VANG0015CDD

Dear Cindy:

The Additional Services will cover the following:

Field review and report on District improvements with recommendations on repair and maintenance that the CDD can forward to the Master Association to include:

Visual Field Review of the following:

- 1) Stormwater Management
- 2) Gate House
- 3) Roads
- 4) Curbs
- 5) Sidewalks
- 6) Walls
- 7) Fencing

The following items are not included in this review:

- Irrigation
- Landscaping

We propose to furnish the above services **for a lump sum of Five Thousand Five Hundred Dollars (\$5,500)**, billed monthly on an hourly basis in accordance with the attached Fee Schedule. This amount does not include reimbursable costs such as printing, express mail, aerial photographs, plats, reference materials, survey supplies, etc., which will be billed directly to the project at cost, where applicable.

Respectfully

AM ENGINEERING, LLC

D. Shawn Leins, P.E.
President

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

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

¹*Toscana Isles Amenity Center, 100 Maraviya Blvd., Venice, Florida 34275*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 7, 2022* <i>Continued to November 15, 2022</i>	Regular Meeting	10:00 AM
November 15, 2022	Continued Regular Meeting	10:00 AM
November 28, 2022	Regular Meeting	2:00 PM
December 7, 2022 CANCELED	Regular Meeting	10:00 AM
January 4, 2023¹	Regular Meeting	10:00 AM
February 1, 2023¹	Regular Meeting	10:00 AM
March 1, 2023¹	Regular Meeting	10:00 AM
April 5, 2023¹	Regular Meeting	10:00 AM
May 3, 2023¹	Regular Meeting	10:00 AM
June 7, 2023¹	Regular Meeting	10:00 AM
July 5, 2023¹	Regular Meeting	10:00 AM
August 2, 2023¹	Regular Meeting	10:00 AM
September 6, 2023¹	Regular Meeting	10:00 AM

***Exception**

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday