

TOSCANA ISLES

COMMUNITY DEVELOPMENT

DISTRICT

June 5, 2024

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

May 30, 2024

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 June 5, 2024 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. Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board
3. Discussion/Consideration: Meeting Duration
4. Approval of Minutes
 - May 1, 2024 Regular Meeting
5. Chairman's Opening Remarks
6. Public Comments
7. Resident Concerns
 - A. Rip Rap at Maraviya
 - B. Transmission Fluid Leak on Roads
8. Continued Discussion: Second Demand Letter to Juniper Landscaping of Florida, LLC for Completion of Warrant Work
9. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
10. Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

ATTENDEES:

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

- 11. Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
- 12. Acceptance of Unaudited Financial Statements as of April 30, 2024
- 13. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: July 3, 2024 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

- 14. Board Members' Comments/Requests
- 15. Public Comments
- 16. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
 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**

2

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES REGARDING THE CONDUCT OF MEETINGS OF THE BOARD AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains numerous common areas within its boundaries, and the District is governed by the Toscana Isles Community Development District Board of Supervisors (the “**Board**”); and

WHEREAS, the Board desires to adopt policies with respect to meetings of the Board.

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

Section 1. Board of Supervisors Meeting Policies. The Board hereby adopts the following policies for the conduct of Board meetings:

- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications may not be directed to an individual, but rather should be addressed to the meeting chairperson and should relate to agenda items and discussion topics.
- d) District Staff will record any questions raised at the meeting and will provide a response at a subsequent Board meeting after District staff has had time to research the question.
- e) Degrading, uncomplimentary, or disrespectful remarks about an individual in any way may result in the adjournment of the Board meeting.
- f) Agenda items or discussion topics must pertain to District business.
- g) The Board meeting should be limited to one hour unless the Board votes to extend the time limit of the Board meeting. Time frames for discussion for each agenda item will be provided by the District Manager on the agenda. Unless approved by the Board, the time period allotted to each agenda item shall be followed, with remaining time at the conclusion of a meeting being made available to address topics which were not concluded during the meeting. Agenda items not concluded at a meeting shall be addressed at the following Board meeting.
- h) Agenda items should be submitted to the District Manager nine days prior to the Board meeting date.

- i) Questions based on agenda items should be provided to the District Manager at least two business days in advance of the Board meeting to allow for time to prepare a response. Time permitting, responses may be available at the Board meeting, otherwise questions and corresponding responses will be deferred until the following Board meeting

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED AS OF THE 27TH DAY OF JANUARY, 2021.

Attest:



Name: Daniel Rom
Assistant Secretary

**Toscana Isles Community
Development District**



Alex Hays
Chair of the Board of Supervisors

**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 May 1, 2024 at 10:00 a.m. at the Toscana Isles Amenity Center, 100 Maraviya Boulevard, Venice, Florida 34275.

Present were:

Scott Blaser	Chair
Bill Contardo	Vice Chair
Paul Schmitt	Assistant Secretary
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary

Also present:

Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Vivek Babbar (via telephone)	District Counsel

Residents present:

Tom Hart	Dennis Koroll	Kathy Syphard	Mac Syphard	Stephanie Rowland
Lisa Hart	Bobbi Sterin	Jeff Munzing	Michael Seaver	Maryann Bozich-Diluigi
Sue Perry	Trina Dwyer	Nancy Gibson	Diane Jochum	Other Residents
Alan Hintz	Janet Sasso	Bill Ambrose		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:04 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board [5 minutes]

Mr. Blaser advised attendees that today's meeting is not an HOA meeting. He reviewed the rules and policies regarding the importance of respectful, civil conduct in CDD meetings. Questions and comments are welcomed.

THIRD ORDER OF BUSINESS

Discussion/Consideration: Meeting Duration [95 minutes]

44 This item was not addressed.

45

46 **FOURTH ORDER OF BUSINESS**

Approval of Minutes [5 minutes]

47

48

49 • **March 12, 2024 Regular Meeting**

50 Ms. Sanchez presented the following edits submitted by Mr. Contardo:

51 Line 72: Change “Schmitt” to “Contardo”

52 Line 73: Delete “from the Army Corp of Engineers (ACOE)”

53 Line 74: Change “roads” to “loads”

54

55 **On MOTION by Mr. Contardo and seconded by Mr. Blaser with all in favor, the**
56 **March 12, 2024 Regular Meeting Minutes, as amended, were approved.**

57

58

59 **FIFTH ORDER OF BUSINESS**

Chairman’s Opening Remarks [5 minutes]

60

61 Mr. Blaser noted Juniper’s comments in the HOA meeting and expressed his regret that
62 the CDD did not meet last month to move the item further along.

63

64 **SIXTH ORDER OF BUSINESS**

Public Comments [15 minutes]

65

66 Resident Diane Jochum stated she received an inquiry from a resident related to
67 perceived shoreline riprap damage along the Knights Trail lake resulting in debris entering the
68 water. She provided pictures and asked who residents should approach with such issues.

69 Mr. Blaser stated the Board will sometimes not give an immediate answer but will
70 review the inquiry with Staff and advise at a later time.

71 After reviewing the photos, Mr. Contardo asked Ms. Jochum to restate her concern.

72 Ms. Jochum stated a homeowner on Maraviya Boulevard who closed less than one year
73 ago noticed riprap eroding from the shoreline and entering the lake. She asked who to contact
74 about it since the Master Association maintains the area but the CDD owns the property. Mr.
75 Contardo asked how much she thinks is related to water levels. Ms. Jochum does not believe it
76 is related to water levels because she thinks the riprap shifted from where it was installed.

77 Resident Nancy Gibson stated the City truck that recently cleaned the sewers leaked
78 transmission fluid along Soliera Street. Many cleaning attempts were made; she believes the

79 last product applied is causing the asphalt to crack. She asked if the roads are owned by the
80 CDD. Mr. Blaser replied affirmatively. Ms. Gibson asked if the CDD knows of the problem and if
81 it will work with the City on the issue. Mr. Contardo stated he viewed the area last month and
82 observed stains on the road but nothing more. Ms. Gibson stated an area in front of her home
83 that was treated twice is beginning to crumble. Mr. Contardo thanked her for the report and
84 stated he will inspect the area. Mr. Blaser encouraged residents to send photos of issues
85 whenever possible. Ms. Gibson stated her understanding that the City admitted responsibility
86 and voiced her option that the CDD should ensure that the roads are restored.

87 Resident Jeff Munzing stated he emailed District Management about the emergency
88 gate. The Board asked him to ensure the emergency gate works. Per Mr. Munzing, to the best
89 of his knowledge, it has not worked since the hurricane. His understanding is that it was opened
90 as another point of access/egress during an emergency. The Fire Marshal advised that the CDD
91 needs to get it fixed or he will have the gate opened permanently until it is fixed. Hearing this,
92 the CDD engaged the subcontractor who performed the repair and he confirmed that the gate
93 operates now. The Fire Department has a key to the gate; however, in his opinion, overgrown
94 foliage needs to be removed to ensure that the gate can slide the 30' necessary for it to open.
95 He stated, if Knight's Trail is closed for any reason, that gate will be the only point of egress for
96 emergency vehicles. He recommended a sign stating "Emergency Entrance Only" or similar, in
97 English and Spanish, because landscapers have pushed the gate open manually to enter and
98 exit. The gate contractor can be hired annually if a hurricane approaches.

99 Mr. Contardo asked how the gate lock and access works. Mr. Munzing stated that the
100 "yelp" system includes a speaker that provides access to emergency vehicles. It was noted that
101 landscapers, residents and golf carts have been accessing the back gate.

102 Ms. Sanchez reiterated that some of these matters will be researched and addressed at
103 the next meeting. The first three items, including the issue of transmission fluids on the roads,
104 will be action items that will be discussed at the next meeting.

105 Resident Maryann Bozich-Diluigi stated that DR Horton is finishing in the CDD and
106 voiced her opinion that DR Horton destroyed the roads. She thinks that roads paved in 2022
107 have been damaged by heavy trucks and wants assurance that the CDD holds DR Horton
108 accountable for road repairs before they leave the CDD. She asked about the conditions for
109 release of the bond and asked what the CDD can do to make sure those funds are reserved for
110 the roads. Asked what bond she is referring to, Ms. Bozich-Diluigi stated her belief that DR

111 Horton was required to post a bond. Mr. Blaser stated that a letter related to this will be
112 discussed; the rest of the concerns will be investigated.

113 Resident Paula Stein asked why homeowners are being asked to bring questions to the
114 CDD. Mr. Blaser stated the CDD receives questions from members of the public, like any other
115 public entity. The CDD does not have personnel on site to inspect the property; therefore, the
116 CDD relies on the HOA and residents to notify the Board of issues and concerns.

117 Mr. Blaser stated a second public comment period will be offered later in the meeting.
118

119 SEVENTH ORDER OF BUSINESS

Consideration of Matters Related to
120 Wisdom Properties, LLC vs. LALP
121 Development, LLC, Toscana Isles
122 Community Development District, and
123 Toscana Isles Master Association, Inc., Case
124 No 2022 CA 004042 NC [15 minutes]

125
126 Mr. Contardo asked if this pertains to the previously discussed Common Interest
127 Agreement. Mr. Blaser replied affirmatively. Ms. Sanchez stated that approval would be to
128 enter into a Joint Defense Agreement with the Toscana Isles Master Association.
129

130 **On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the**
131 **Common Interest Agreement, was approved.**

132
133
134 EIGHTH ORDER OF BUSINESS

**Discussion: Demand Letter to Juniper
135 Landscaping of Florida, LLC for Completion
136 of Warranty Work [10 minutes]**

137
138 Ms. Sanchez presented the second Demand Letter sent to Juniper Landscaping of
139 Florida, LLC (Juniper). Neither District Management nor District Counsel received a response. It
140 was noted that the Board hoped for a response from the upper management level rather than
141 from Mr. Anthony Scappatura; all previous parties were copied on the letter.

142 Mr. Schmitt stated he attended Juniper’s presentation and asked questions. During the
143 presentation, Juniper stated that it completed warranty work related to the hurricane and he
144 responded that the CDD Board did not believe the warranty work was completed. After the
145 meeting, he had a discussion with Mr. Damont about what warranty work the CDD expected
146 Juniper to complete and Mr. Damont had no idea of the CDD’s expectation. Mr. Damont thinks
147 the stump grinders made the large holes and ruined the irrigation, and that the HOA hired

148 somebody to remove all the tree staking, including the new ones that Juniper installed, all of
149 which is not true. Mr. Schmitt stated that Mr. Damont seemed open to correcting any existing
150 problems but, in a subsequent call, he agreed to walk the enhanced warranty area with him,
151 Mr. Keith Scappatura, Mr. Anthony Scappatura and Eugene. Regarding whether another Board
152 Member wishes to participate, the consensus was that Mr. Schmitt is still the lead Board liaison.

153 Mr. Schmitt stated the meeting is scheduled for May 15, 2024. He noted Mr. Damont's
154 comment that, during the tour, whatever they can convince him is Juniper's responsibility,
155 Juniper will correct it, so there is one more chance to resolve this matter amicably.

156 A Board Member noted that the HOA already completed some of the work. Mr. Schmitt
157 stated he understands but the HOA paid approximately \$7,000 to have some stumps ground
158 and never showed Juniper the invoice. He thinks there is a good chance that, if Juniper sees the
159 invoices, Juniper will give the money to the HOA. He believes that Juniper's goal is to earn the
160 CDD's business, if not this year, then next year. He recommended giving Juniper a chance.

161 A Board Member stated he is interested in the outcome of the meeting. He was
162 supportive of Juniper until the events following the hurricane and what was presented to the
163 HOA, which he thinks was disappointing, false information.

164 Mr. Contardo asked what the baseline of the negotiations with Juniper will be.

165 Discussion ensued regarding a punch list of items and irrigation.

166 Mr. Schmitt stated the priority is the CDD's request for Juniper to pay for the stump
167 grindings and to fill the holes left over from removing the sabal palms; there are approximately
168 60 holes measuring 2' to 3' in diameter by 3' deep. Mr. Schmitt stated that he wants the HOA to
169 be present for the walkthrough to evaluate the scope of work for the stump grinder they hired
170 and the statements of Mr. Scappatura regarding work he performed. The HOA will also need to
171 be present because it will be responsible for fixing whatever Juniper does not fix.

172 Mr. Contardo voiced his opinion that Juniper basically did a good job in the CDD.

173 Mr. Blaser stated the contract with Juniper specifically stated that Juniper would fill in
174 the holes, cut down the trees to ground level and remove the debris. He specifically asked Mr.
175 Anthony Scappatura if these three things would be completed and Mr. Scappatura said yes.

176 Ms. Sanchez asked if there is written documentation of the walkthrough. Mr. Schmitt
177 stated an email from Mr. Anthony Scappatura to Mr. Damont, Eugene and himself set a
178 tentative meeting date of May 15, 2024, with the time to be announced.

179 Ms. Sanchez asked for meeting confirmations to be emailed to District Management so
 180 Staff can follow up. The first letter to Juniper includes the punch list from her email to Mr.
 181 Anthony Scappatura; Mr. Damont was copied on all communications, including the \$7,215
 182 invoice from the HOA. It is important for both letters and the backup to be present during the
 183 walkthrough. She asked Mr. Babbar for suggestions regarding the walkthrough with Juniper.

184 Regarding the meeting, Mr. Babbar recommended taking and sending notes to District
 185 Management and the parties, confirming what was discussed, what was agreed to and what
 186 they can do. While the parties might not be able to commit to anything during the walkthrough,
 187 the matter can be discussed at the next meeting.

188

189 **NINTH ORDER OF BUSINESS**

**Discussion: Correspondence from Becker &
 Poliakoff Regarding D.R. Horton
 Construction Defects [10 minutes]**

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192

193 Mr. Traczuk voice his opinion that DR Horton basically denies any construction defects
 194 related to materials used or installation; however, DR Horton is willing to work with the CDD to
 195 inspect the property and have representatives from the CDD and the HOA look at damages to
 196 roads and sidewalks. After that, DR Horton is willing to determine what areas need to be
 197 repaired and will make those repairs. He asked if homeowners can have a copy of the letter.
 198 Ms. Sanchez replied affirmatively; it is a public record. Mr. Traczuk voiced his belief that all
 199 homeowners should see the letter and know that DR Horton is willing to cooperate concerning
 200 the roads and sidewalks. He thinks homeowners/residents should be asked to provide
 201 information as to damages they observe, so that necessary repairs can be documented.

202 Mr. Blaser asked for the letter to be read into the record and for it to be sent to the HOA
 203 for dissemination to residents and to begin documenting issues, including pictures and
 204 descriptions.

205 Ms. Sanchez read the April 2, 2024 email from Mr. Mark J. Stempler, of Becker &
 206 Poliakoff, into the record, as follows:

207 “Dear Mr. Babbar:

208 The undersigned law firm represents D.R. Horton, Inc. (“D.R. Horton”) concerning the
 209 Toscana Isles Community. We have been provided your letter dated February 14, 2024,
 210 concerning alleged damage to roadways, curbing, and sidewalks.

211 D.R. Horton denies that there are construction defect issues related to, “materials used,
 212 installation issues, or possibly both” as stated in your correspondence. Please advise what
 213 concerns are being raised about the concrete material, or specific installation issues. Further, it
 214 is not clear where all the alleged defects are located, based on your letter and the report from
 215 AM Engineering, LLC dated October 23, 2023. D.R. Horton, however, commits to working with
 216 the Toscana Isles Community Development District on these issues. D.R. Horton requests an
 217 opportunity to inspect the property and have someone from the CDD identify all areas alleged
 218 to have problems. A representative from the Toscana Isles association can accompany an
 219 inspection as well. Following the inspection, D.R. Horton will determine what areas, if any, are
 220 needed to be repaired and will make those repairs.

221 D.R. Horton is in the process of constructing homes and improvements within the
 222 Toscana Isles Community. It would be prudent for D.R. Horton to complete its work and then
 223 make the repairs it determines are required, since some or all of the alleged areas may be
 224 where D.R. Horton is currently working. It can make any and all repairs at one time.

225 Please provide dates and times when D.R. Horton can inspect the areas subject of your
 226 correspondence. D.R. Horton reserves all rights, and nothing herein shall be construed as a
 227 waiver of any defenses, claims, or otherwise concerning these issues.

228 We look forward to your response.”

229 **Mr. Contardo left the meeting at 10:46 a.m.**

230 Mr. Blaser recommended designating Mr. Traczuk as the lead CDD liaison with DR
 231 Horton regarding this matter. The Board Members agreed.

232 It was noted that the CDD’s original letter to DR Horton is not included in the agenda, it
 233 only contains DR Horton’s response.

234 The Board and Staff discussed the letter to DR Horton and DR Horton’s response.

235 Ms. Sanchez will forward homeowner/resident responses to Mr. Traczuk.

236

237 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
 Statements as of March 31, 2024 [3
 minutes]**

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241 **On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the**
 242 **Unaudited Financial Statements as of March 31, 2024, were accepted.**

243

244

245 **ELEVENTH ORDER OF BUSINESS** **Staff Reports [10 minutes]**

246

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

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

249 There were no District Counsel or District Engineer reports.

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

251 • **NEXT MEETING DATE: June 5, 2024 at 10:00 AM**

252 ○ **QUORUM CHECK**

253 The next meeting will be on June 5, 2024, unless cancelled.

254

255 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests [2 minutes]**

256

257

258 Mr. Blaser stated questions not answered today will be addressed at the next meeting.

259 Mr. Schmitt voiced his opinion that the riprap issue raised by Ms. Jochum is an HOA or
260 DR Horton matter. The HOA committed to maintaining the lakes. Ms. Sanchez stated that is
261 accurate; she will contact the District Engineer and provide information outside of meetings.

262

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

264

265 Resident Sue Perry recommended having someone knowledgeable about concrete
266 specifications present on the walkthrough with DR Horton.

267 Resident Mike Seaver asked if Zoom or remote meeting access is possible. Ms. Sanchez
268 discussed advertising requirements and noted that, due to feedback, Zoom meetings do not run
269 as smoothly as in-person meetings. Approved summary meeting minutes are transcribed and
270 posted on the CDD website; she can forward meeting audio upon request.

271 Ms. Jochum asked to attend the walkthrough; she was the point person when work was
272 done and can provide information. Mr. Schmitt invited Ms. Jochum to attend the walkthrough
273 with Juniper. Mr. Blaser invited Ms. Jochum to attend the walkthrough with DR Horton.

274 Resident Nancy Gibson asked if financials will be posted on the CDD website. Board
275 Members replied affirmatively. Ms. Gibson suggested DR Horton provide a bond or financial
276 commitment for work to be done, as DR Horton is almost finished working in the CDD. Mr.
277 Traczuk stated that the letter from DR Horton is a commitment to correct issues.

278 Resident Bill Markowitz stated he would like Mr. Schmitt to inspect a hole on his
279 property near the seawall. Mr. Blaser stated that is an HOA matter.

280 Resident Alan Hintz asked where to email pictures/documentation of concrete to be
281 repaired. Ms. Sanchez stated they should be emailed to her District Manager email rather than
282 to Board Members. If a member of the public asks for an item to be added to the agenda, she
283 will forward the information to the Board. Board Members can contact individual members of
284 the public or not, at their discretion.

285 Resident Dennis Koroll voiced his opinion that the roads and sidewalks have a myriad of
286 issues and that the roads should be repaved.

287 Resident Bill Ambrose asked for the process for residents/homeowners to submit
288 information. Ms. Sanchez stated Sebastian will send an email with her District Management
289 email address so documentation and photographs can be compiled. Mr. Traczuk will work with
290 the information to identify areas to be addressed. This will be a work in progress; a response
291 will be sent to DR Horton and a walkthrough scheduled once certain areas are determined.

292 A resident discussed a solvent to remove the oil-based stain and stated the Fire
293 Department applies emulsifying agents; it might be worth contacting the Fire Department.

294 Mr. Munzing stated he referenced the emergency gate, not the north or south gate. The
295 brush would need to be maintained and/or removed to allow the 30' fence to open and close
296 freely. He suggested security be notified to open the gates and possibly remove the gate arms
297 for a hurricane. He suggested including instructions in the procedure manual.

298 Regarding the roads, Mr. Munzing stated Ms. Sanchez sent the scope of work last year.
299 He suggested an outside Engineering firm be hired to work with the CDD and the HOA to review
300 the approved plans versus what was constructed. He does not think repaving will be effective if
301 the sub-base is insufficient and predicted the road and bridge issues will reoccur. He wants an
302 independent engineering firm to review the plans, the specs and the core.

303 Resident Tom Gerson believes an independent engineer should inspect the weir that
304 was constructed long before development in the CDD began. Ms. Sanchez stated the CDD does
305 not own or maintain the weir, so the CDD will not inspect the weir.

306

307 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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309 **On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the**
310 **meeting adjourned at 11:15 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

8

Straley Robin Vericker

Attorneys at Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 321-4107
Writer's E-mail: vbabbar@srvlegal.com
Website: www.srvlegal.com

March 29, 2024

Via Email

Juniper Landscaping of Florida, LLC (“**Juniper**”)
Attn: Brandon Duke
Brandon@juniperlandscaping.com

**Re: Toscana Isles Community Development District
Demand Letter for Completion of Warranty Work**

Dear Brandon,

The Board of Supervisors (“**Board**”) of the Toscana Isles Community Development District (the “**District**”) requested that I send you this follow up letter to my prior correspondence dated February 14, 2024. The Board reviewed Juniper’s email response dated February 15, 2024 from Anthony Scappatura at its March meeting. The Board respectfully requests that you or another upper management level personnel respond to this letter as the relationship between the community and Anthony is tenuous and the Board disagrees with his responses.

The Board demands that Juniper reimburse the HOA in the amount of \$7,215 for the grinding and flush cutting work pursuant to the attached invoice that was supposed to be part of the warranty work as evidenced by Juniper’s letter dated March 28, 2023 (attached for your convenience and relevant portions highlighted) and complete the work related to grinding and flush cutting any remaining stumps and fill in any remaining holes.

The Board does not want to drag this out any further and wish to simply make the residents whole for the out-of-pocket costs already paid and avoid paying any additional out of pocket costs.

Sincerely,

Vivek K. Babbar

Vivek K. Babbar
*Board Certified in City, County,
and Local Government Law*

cc via email. Dan Damont, Chief Revenue Officer, dan@juniperlandscaping.com
Anthony Scappatura, Operations Manager, Ascappatura@juniperlandscaping.com
Keith Scappatura, Associate Branch Manager/Operations,
keithscappatura@juniperlandscaping.com
Jamie Sanchez, District Manager

March 28th, 2023

Dear Toscana Isles, CDD & Residents,

Due to hurricane Ian reaching Category 4 strength with wind exceeding 100 mph, the northeast buffer along Soliera/Vinadio sustained significant damage. Since hurricane Ian landed, we staked 200+ trees. Unfortunately, due to residential roads being blocked with debris, we had to cut and remove many trees to reopen the flow of traffic following the storm. At the time of original planting, Juniper was requested to furnish an insurance policy. At the time of the loss, the community had active coverage on those trees. The extent of that coverage is to re-stake, replace or credit affected trees at Juniper's expense. To date, Juniper has spent approximately \$80k restoring this buffer and there is still a little remaining.

To date, we have replaced 110 palms under warranty. There still are around 53 root balls in the ground that should not be removed. Removing additional root balls would damage the integrity of the existing berm. In addition, there is no access to remove these with a machine. **We will be sending a crew back through to flush cut any large stumps remaining and then they will be covered by mulch.** While the crew is flush cutting the stumps, they will identify any other trees that pose a threat and re-stake them. We feel like we have exceptionally staked all or all at risk trees.

Due to access, size, and character of the trees, not every palm is going to be perfectly straight. Most of these trees have a curved character to them and were not planted perfectly straight originally. The trees that remain slightly leaning will naturally straighten their head toward the sunlight. Those at risk, we have an obligation to stake. The palms that were replaced do not match the ones that were lost for a few reasons. First, the availability of the large Sabal palm is challenging, as these were all purchased from a specific ranch that no longer harvests them. Next, to weave large Sabal palms back into the existing ones is logistically not possible. They were originally planted back to front which we clearly do not have the luxury to do this time. For these reasons, plugging in the holes with smaller palms is the most beneficial solution to accomplish the goal of this buffer. We do not want to cause further damage to what remains, but in time, the newly installed replacements will grow to fill the holes that were created by the storm. The original intent of the planting was to create immediate opacity from the adjacent property and since the sabals come without established heads a tight and dense spacing was required. Now that they are established, we feel it is meeting the intent of the planting without replacements.

Regarding the size of the heads, when Sabal palms are harvested, their fronds are completely removed (hurricane cut). Trimming the Sabals this way increases the chances of their survivability when being transplanted, helps encourage early root development and reduces the risk of wind damage. Once Sabal palms are established, they can grow 2 to 3 feet per year. Heads should be well developed after about 6 months in the ground. Knowing the goal of this buffer is to visually cover activity that borders the north property line and reduce the sound that generated, filling the holes with these smaller palms is the best way to accomplish this. These replacements were planted strategically, so they grow to fill the holes created and are now visible from the back of the homes along Soliera. Originally, the Sabal palms were installed when there were no homes present. Now that homes are built on the lots, the visual angle to accomplish that goal has changed. Strategically packing the reachable areas of this buffer is the best way to achieve our goal.

Regarding replacing these palms, one for one, that will be done but not in the exact location. For example, an area along Vinadio that only lost one tree, did not get a replacement due to the density of what remains. Rather replace an area that was minimally impacted, that replacement was put where more significant damage was done. One home on Soliera lost 8 of about 14 behind their home. We added 12 in this location to fill the large hole created.

Another factor when planning these replacements was to consider causing damage to the turf due to machine traffic, along with damaging irrigation. Turf replacement and irrigation repairs are not covered by the warranty. We took reasonable care to do as little damage as possible to these areas to minimize those costs. To date, we have not billed for the irrigation repairs and adjustments caused by this storm damage. We have had 2 to 3 irrigation techs making repairs and adjustments that was caused by this damage.

Originally, there were 1,913 Sabal palms planted. Today, there are 1,868 palms, including the 110 we replaced. In addition, there are 30 dead trees in the ground that we will be cutting down. After cutting and removing these 30 trees, 75 palms will be missing from the original count. We are proposing a credit on these remaining trees to enhance the northeast corner on Vinadio, which took the most damage. The credit will be for 75 palms at \$285.30 each for a total of \$21,397.50. Upon approval of this credit, adding additional support to the at-risk trees and **flush cutting the remaining stumps**, warranty work on this buffer will be complete.

Thanks,
Anthony Scappatura
Venice Operations Manager

Invoice

FROM:
Alan Tree Service
P.O Box 51832
Sarasota, FL 34232
(941) 312- 3000

To:
Raymond Foxwell & Jeff Mandel
Community: VP FOR Toscana Isles HOA

Item Description	Quantity	Price Each	Total Amount
Stump Grinding/Roots	111	\$65 each stump	\$7,215
LABORERS X4	4	N/A	N/A
Stump's leveled to the ground.	111	\$65 stumps	N/A
Subtotal			\$7,215
Tax			We Notify You
BALANCE DUE			\$7,215

Notes

Thank you for your business!

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, a proposed operating budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); 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 2024/2025 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: _____

HOUR: 10:00 a.m.

LOCATION: Toscana Isles Amenity Center
100 Maraviya Blvd
Venice, Florida 34275

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 5TH DAY OF JUNE, 2024.

ATTEST:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 145,398				\$ 145,912
Allowable discounts (4%)	(5,816)				(5,836)
Assessment levy: on-roll - net	139,582	\$ 135,234	\$ 4,348	\$ 139,582	140,076
Interest and miscellaneous	-	23	-	23	-
Total revenues	139,582	135,257	4,348	139,605	140,076
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	4,000	6,000	10,000	12,000
FICA	918	306	459	765	918
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,862	3,863	7,725	7,725
Legal	36,000	497	35,503	36,000	36,000
Engineering	5,000	8,000	3,000	11,000	5,000
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	750	-	750	750	500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	11,236	10,403	-	10,403	11,236
Telephone	200	100	100	200	200
Postage	500	41	459	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	586	614	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	9,167	8,467	-	8,467	9,900
Contingencies/bank charges	1,000	162	838	1,000	1,000
Website	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,181	2,022	159	2,181	2,189
Total expenditures	139,588	62,437	79,465	141,902	140,079
Net increase/(decrease) of fund balance	(6)	72,820	(75,117)	(2,297)	(3)
Fund balance - beginning (unaudited)	62,329	79,250	152,070	79,250	76,953
Fund balance - ending (projected)					
Assigned					
3 months working capital	41,772	41,772	41,772	41,772	42,445
Unassigned	20,551	110,298	35,181	35,181	34,505
Fund balance - ending (projected)	\$ 62,323	\$ 152,070	\$ 76,953	\$ 76,953	\$ 76,950

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	918
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing 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	500
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	9,900
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	2,189
Total expenditures	<u><u>\$ 140,079</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024		
REVENUES					
Assessment levy: on-roll - gross	\$ 818,268				\$ 818,268
Allowable discounts (4%)	(32,731)				(32,731)
Assessment levy: on-roll - net	785,537	\$ 760,936	\$ 24,601	\$ 785,537	785,537
Interest	-	31,252	-	31,252	-
Total revenues	785,537	792,188	24,601	816,789	785,537
EXPENDITURES					
Principal	205,000	205,000	-	205,000	215,000
Interest	546,219	276,056	270,163	546,219	534,144
Total debt service	751,219	481,056	270,163	751,219	749,144
Other Fees and Charges					
Tax collector	12,274	11,376	898	12,274	12,274
Total other fees and charges	12,274	11,376	898	12,274	12,274
Total expenditures	763,493	492,432	271,061	763,493	761,418
Excess/(deficiency) of revenues over/(under) expenditures	22,044	299,756	(246,460)	53,296	24,119
Net change in fund balances	22,044	299,756	(246,460)	53,296	24,119
Fund balance:					
Beginning fund balance (unaudited)	1,381,547	1,423,864	1,723,620	1,423,864	1,477,160
Ending fund balance (projected)	<u>\$1,403,591</u>	<u>\$1,723,620</u>	<u>\$1,477,160</u>	<u>\$ 1,477,160</u>	<u>1,501,279</u>
Use of fund balance					
Debt service reserve account balance (required)					(719,440)
Principal expense - November 1, 2025					(225,000)
Interest expense - November 1, 2025					(263,981)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 292,858</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$8,720,000.00		\$6,888,437.50	\$15,608,437.50

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,131,899				\$ 1,131,899
Allowable discounts (4%)	(45,276)				(45,276)
Assessment levy: on-roll - net	1,086,623	\$ 1,052,450	\$ 34,173	\$ 1,086,623	1,086,623
Interest	-	35,467	-	35,467	-
Total revenues	1,086,623	1,087,917	34,173	1,122,090	1,086,623
EXPENDITURES					
Principal	265,000	265,000	-	265,000	275,000
Interest	795,991	400,894	395,097	795,991	783,319
Total debt service	1,060,991	665,894	395,097	1,060,991	1,058,319
Other Fees and Charges					
Tax collector	16,978	15,735	1,243	16,978	16,978
Total other fees and charges	16,978	15,735	1,243	16,978	16,978
Total expenditures	1,077,969	681,629	396,340	1,077,969	1,075,297
Excess/(deficiency) of revenues over/(under) expenditures	8,654	406,288	(362,167)	44,121	11,326
Net change in fund balances	8,654	406,288	(362,167)	44,121	11,326
Fund balance:					
Beginning fund balance (unaudited)	1,532,589	1,585,137	1,991,425	1,585,137	1,629,258
Ending fund balance (projected)	<u>\$1,541,243</u>	<u>\$1,991,425</u>	<u>\$1,629,258</u>	<u>\$ 1,629,258</u>	<u>1,640,584</u>
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2025					(290,000)
Interest expense - November 1, 2025					(388,222)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 160,931</u>

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	275,000.00	5.000%	395,096.88	670,096.88
05/01/2025			388,221.88	388,221.88
11/01/2025	290,000.00	5.000%	388,221.88	678,221.88
05/01/2026			380,971.88	380,971.88
11/01/2026	305,000.00	5.000%	380,971.88	685,971.88
05/01/2027			373,346.88	373,346.88
11/01/2027	320,000.00	5.000%	373,346.88	693,346.88
05/01/2028			365,346.88	365,346.88
11/01/2028	335,000.00	5.000%	365,346.88	700,346.88
05/01/2029			356,971.88	356,971.88
11/01/2029	350,000.00	5.000%	356,971.88	706,971.88
05/01/2030			348,221.88	348,221.88
11/01/2030	370,000.00	5.375%	348,221.88	718,221.88
05/01/2031			338,278.13	338,278.13
11/01/2031	390,000.00	5.375%	338,278.13	728,278.13
05/01/2032			327,796.88	327,796.88
11/01/2032	410,000.00	5.375%	327,796.88	737,796.88
05/01/2033			316,778.13	316,778.13
11/01/2033	430,000.00	5.375%	316,778.13	746,778.13
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	\$14,645,000.00		\$12,682,728.24	\$27,327,728.24

**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 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
68	60' SF	1.20	150.58	1,970.12	2,120.70	2,120.17
91	50' SF	1.00	150.58	1,641.76	1,792.34	1,791.81
5	50' SF Reduced	0.59	150.58	975.05	1,125.63	1,125.10
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
7	80' SF	1.60	150.58	3,291.06	3,441.64	3,441.11
26	74' SF	1.48	150.58	3,044.23	3,194.81	3,194.28
52	60' SF	1.20	150.58	2,468.29	2,618.87	2,618.34
21	60' SF Reduced	1.00	150.58	2,056.91	2,207.49	2,206.96
87	50' SF	1.00	150.58	2,056.91	2,207.49	2,206.96
56	MF	0.70	150.58	1,439.84	1,590.42	1,589.89
249						

Unit 1 Phase 3 Units - On-Roll**

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
5	60' SF	1.20	150.58	2,468.70	2,619.28	2,618.75
2	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.30
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
20	74' SF	1.48	150.58	3,044.74	3,195.32	3,194.79
98	60' SF	1.20	150.58	2,468.70	2,619.28	2,618.75
188	50' SF	1.00	150.58	2,057.25	2,207.83	2,207.30
180	40' SF	0.80	150.58	1,645.80	1,796.38	1,795.85
486						

Unit 3 - On-Roll**

Number of Units	Unit Description	ERU	FY 2025 O&M Assessment	FY 2025 DS Assessment	FY 2025 Total Assessment	FY 2024 Total Assessment
63	50' SF	0.50	150.58	2,057.25	2,207.83	2,207.30
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

11

RESOLUTION 2024-04

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 2024/2025 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 2024/2025 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 5th day of June, 2024.

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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2024	Regular Meeting	10:00 AM
November 6, 2024	Regular Meeting	10:00 AM
December 4, 2024	Regular Meeting	10:00 AM
January __, 2025*	Regular Meeting	10:00 AM
February 5, 2025	Regular Meeting	10:00 AM
March 5, 2025	Regular Meeting	10:00 AM
April 2, 2025	Regular Meeting	10:00 AM
May 7, 2025	Regular Meeting	10:00 AM
June 4, 2025	Regular Meeting	10:00 AM
July 2, 2025	Regular Meeting	10:00 AM
August 6, 2025	Regular Meeting	10:00 AM
September 3, 2025	Regular Meeting	10:00 AM

***Exception**

The January meeting date is on the New Year's Day holiday.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 166,729	\$ -	\$ -	\$ 166,729
Investments				
Reserve	-	710,363	804,077	1,514,440
Prepayment	-	118	732	850
Revenue	-	1,020,094	1,195,027	2,215,121
Due from general fund	-	13,224	18,290	31,514
Total assets	<u>\$ 166,729</u>	<u>\$1,743,799</u>	<u>\$2,018,126</u>	<u>\$ 3,928,654</u>
LIABILITIES				
Liabilities:				
Due to debt service fund 2014	\$ 13,224	\$ -	\$ -	\$ 13,224
Due to debt service fund 2018	18,290	-	-	18,290
Total liabilities	<u>31,514</u>	<u>-</u>	<u>-</u>	<u>31,514</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,743,799	2,018,126	3,761,925
Assigned				
Three months working capital	41,772	-	-	41,772
Unassigned	93,443	-	-	93,443
Total fund balances	<u>135,215</u>	<u>1,743,799</u>	<u>2,018,126</u>	<u>3,897,140</u>
Total liabilities and fund balances	<u>\$ 166,729</u>	<u>\$ 1,743,799</u>	<u>\$ 2,018,126</u>	<u>\$ 3,928,654</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,385	\$ 137,619	\$ 139,582	99%
Interest and miscellaneous	1	24	-	N/A
Total revenues	<u>2,386</u>	<u>137,643</u>	<u>139,582</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	4,000	12,000	33%
FICA	-	306	918	33%
Management/accounting/recording	3,643	25,504	43,721	58%
Debt service fund accounting	644	4,506	7,725	58%
Legal	9,539	10,036	36,000	28%
Engineering	5,111	13,111	5,000	262%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,167	2,000	58%
Trustee	-	10,403	11,236	93%
Telephone	17	117	200	59%
Postage	11	52	500	10%
Printing & binding	42	292	500	58%
Legal advertising	-	586	1,200	49%
Annual special district fee	-	175	175	100%
Insurance	-	8,467	9,167	92%
Contingencies/bank charges	33	195	1,000	20%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>19,207</u>	<u>79,622</u>	<u>137,407</u>	58%
Other fees & charges				
Tax collector	34	2,056	2,181	94%
Total other fees & charges	<u>34</u>	<u>2,056</u>	<u>2,181</u>	94%
Total expenditures	<u>19,241</u>	<u>81,678</u>	<u>139,588</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(16,855)	55,965	(6)	
Fund balances - beginning	152,070	79,250	62,329	
Assigned				
Three months working capital	41,772	41,772	41,772	
Unassigned	93,443	93,443	20,551	
Fund balances - ending	<u>\$ 135,215</u>	<u>\$ 135,215</u>	<u>\$ 62,323</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, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 13,418	\$ 774,354	\$ 785,537	99%
Interest	6,955	38,207	-	N/A
Total revenues	<u>20,373</u>	<u>812,561</u>	<u>785,537</u>	103%
EXPENDITURES				
Principal	-	205,000	205,000	100%
Interest	-	276,056	546,219	51%
Tax collector	194	11,570	12,274	94%
Total expenditures	<u>194</u>	<u>492,626</u>	<u>763,493</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	20,179	319,935	22,044	
Fund balances - beginning	1,723,620	1,423,864	1,381,547	
Fund balances - ending	<u>\$ 1,743,799</u>	<u>\$ 1,743,799</u>	<u>\$ 1,403,591</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, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 18,558	\$ 1,071,008	\$ 1,086,623	99%
Interest	8,411	43,878	-	N/A
Total revenues	<u>26,969</u>	<u>1,114,886</u>	<u>1,086,623</u>	103%
EXPENDITURES				
Principal	-	265,000	265,000	100%
Interest	-	400,894	795,991	50%
Tax collector	268	16,003	16,978	94%
Total expenditures	<u>268</u>	<u>681,897</u>	<u>1,077,969</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	26,701	432,989	8,654	
Fund balances - beginning	1,991,425	1,585,137	1,532,589	
Fund balances - ending	<u>\$ 2,018,126</u>	<u>\$ 2,018,126</u>	<u>\$ 1,541,243</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2023 CANCELED	Regular Meeting	10:00 AM
November 1, 2023	Regular Meeting	10:00 AM
December 6, 2023	Special Meeting and Attorney-Client Session Shade Meeting	9:00 AM
December 6, 2023	Regular Meeting	10:00 AM
January 3, 2024 CANCELED	Regular Meeting	10:00 AM
February 7, 2024	Attorney-Client Session Shade Meeting	9:00 AM
February 7, 2024	Regular Meeting	10:00 AM
March 6, 2024 CANCELED	Regular Meeting	10:00 AM
March 12, 2024	Attorney-Client Session Shade Meeting	10:00 AM
March 12, 2024	Regular Meeting	11:00 AM
April 3, 2024 CANCELED	Regular Meeting	10:00 AM
May 1, 2024	Attorney-Client Session Shade Meeting	9:00 AM
May 1, 2024	Regular Meeting	10:00 AM
June 5, 2024	Regular Meeting	10:00 AM
July 3, 2024	Regular Meeting	10:00 AM
August 7, 2024	Regular Meeting	10:00 AM
September 4, 2024	Regular Meeting	10:00 AM