

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on July 2, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

**Present:**

|                               |                     |
|-------------------------------|---------------------|
| Scott Blaser                  | Chair               |
| Bill Cantardo (via telephone) | Vice Chair          |
| James Collins                 | Assistant Secretary |
| Michael Traczuk               | Assistant Secretary |
| Paul Schmitt                  | Assistant Secretary |

**Also present:**

|                              |                                      |
|------------------------------|--------------------------------------|
| Jamie Sanchez                | District Manager                     |
| Vivek Babbar (via telephone) | District Counsel                     |
| Diane Jochum                 | Resident and Master HOA Board Member |

**Residents present:**

|               |           |                  |                        |
|---------------|-----------|------------------|------------------------|
| Bill Ambrose  | Sue Perry | Kevin Tedford    | Maryann Bozich-DiLuigi |
| Dennis Koroll | Tom Hart  | John Wiley       | Robert Raimondi        |
| Janet Sasso   | Lisa Hart | Anthony Nicholas | Paul Remington         |

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Blaser called the meeting to order at 10:00 a.m.

Supervisors Blaser, Collins, Traczuk and Schmitt were present. Supervisor Contardo attended via telephone.

**SECOND ORDER OF BUSINESS****Continued Discussion: Resolution 2021-05,  
Policies Regarding the Conduct of Meetings  
of the Board**

Mr. Blaser reviewed portions of Resolution 2021-05 related to the Rules and Policies for conducting CDD meetings.

**THIRD ORDER OF BUSINESS****Approval of June 4, 2025 Regular Meeting  
Minutes**

Mr. Blaser presented the June 4, 2025 Regular Meeting Minutes.

Regarding a recent resident inquiry, Ms. Sanchez stated the meeting call in phone line is strictly for Board and Staff; members of the public are no longer able to call in to participate in the meeting and/or make public comments. However, audio recording requests can be promptly forwarded.

**On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the June 4, 2025 Regular Meeting Minutes, as presented, were approved.**

**FOURTH ORDER OF BUSINESS****Chairman's Opening Remarks**

Mr. Blaser stated that he is still working in his capacity as the Communication Liaison with the HOA Board and has been in communication with some HOA Board Members about various items, which will probably be discussed during public comments.

**FIFTH ORDER OF BUSINESS****Public Comments**

Resident and Master HOA Board Member Diane Jochum informed the Board that Scott is willing to attend a meeting to answer questions to avoid the spread of rumors. She suggested that Board Members who cannot attend the meeting participate via Zoom.

Resident Sue Perry asked for clarification regarding which entity is responsible for maintaining the weir. She asked for the locations of any wetlands within the CDD, if there are

any. Ms. Sanchez stated the District has nothing to do with the weir; the HOA is responsible for maintenance. She will research the existence of wetlands and provide an update at a future meeting.

In response to a resident question regarding insurance, Ms. Sanchez stated everything was forwarded to Egis, the CDD's insurance carrier, and coverage is in place. Funds have been budgeted and await Board approval. Asked if Staff can provide a list of insured items, Ms. Sanchez stated she will share it once the carrier provides Management with a list.

Mr. Blaser stated a resident previously asked about the certification of the lakes. He asked if it was decided that the CDD would pay for it. Ms. Sanchez stated District Counsel researched this, as directed, and she emailed the Board. She read the email contents into the record:

"The maintenance agreement does not specify the responsibility for such items; it only references the Master Maintenance Associations responsibilities to maintain and repair. However, since the Associations are the entities who have knowledge about the maintenance of the lakes, they would be the ones best suited to be the lead for such certification. It would be appropriate for them to bear the cost as part of their ongoing maintenance and repair services rather than involve another party to take on responsibility with respect to the lakes. And since they need an Engineer to fill out the certification form, it is understood that they probably do not have their own engineer and it would make sense for them to utilize the District Engineer, since they are familiar with the system."

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion: AREHNA | Engineering, Inc., Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]**

Ms. Sanchez stated this corresponds with the Eighth Order of Business, which is a discussion of the roads and the Board previously asked about when the roads were constructed. Referencing a site plan, Ms. Sanchez stated the District Engineer provided best estimates on phases of when the roads were built and the legend shows the color and the year. Mr. Blaser stated the regulation on the road construction was from 2017, so one road was built prior to that.

A resident stated it appears that the regulation of how the roads were constructed, from the Engineering Report does not match the 2017 Report and asked about contacting the City of

Venice Permit Department and finding out how they will address the roads not constructed, per the regulations. A Board Member voiced his understanding that the latest rules for constructing roads was from 2017, which is when  $\frac{3}{4}$  of the roads were constructed. It was noted that, if the City of Venice takes the lead because they signed off on roads that were not up to standard, they should pursue the Developer. Mr. Traczuk will contact the City of Venice regarding the roads. A Board Member suggested Mr. Traczuk find out if they are willing to correct their mistake by approving the road construction. Ms. Sanchez asked to be kept informed and copied on the outcome of the meeting with City officials.

This item will remain on the agenda.

#### **SEVENTH ORDER OF BUSINESS**

#### **Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects**

Ms. Sanchez stated Mr. Traczuk will provide an update regarding his recent meeting on site with a representative from DR Horton.

Mr. Traczuk stated that he and Ms. Jochum toured the development yesterday with Mr. Chris Quarles, a Land Development Manager for DR Horton, who was provided with a list of the curbing and sidewalks defects that should be addressed. Upon inspecting the sidewalks and curbs, Mr. Quarles's opinion was that a lot of the curbing damage is cosmetic and a maintenance issue that is the responsibility of the homeowners, and Mr. Quarles indicated that it should be a discrepancy of at least  $\frac{1}{4}$ " and that the discoloration of the sidewalk is not an issue. Mr. Quarles asked Mr. Traczuk and Ms. Jochum to go through the community to get a more precise concept of the curbing. Mr. Quarles thinks the initial maintenance of the curbing is not something that DR Horton will address, with the exception of the deep curvature of the curb. He basically indicated that, when DR Horton signed off with the City of Venice, the City made sure that the flow of water was enough to go through so the damage to the curbing is not interfering with the flow of water, and therefore, DR Horton should not be responsible for that. However, he will consider repairing/addressing the deep gashes in the curbing.

Mr. Traczuk stated he and Ms. Jochum were unhappy with Mr. Quarles's response. He will invite contractors on site to give their opinions and confer with a few residents regarding

going to small claims court over the sidewalk issues, to possibly convince DR Horton to change its mind and address the rest of the community.

Discussion ensued regarding whether DR Horton would repair construction-related defects caused by some of its vehicles, homeowner maintenance responsibilities, sidewalk ownership, the City of Venice and street and sidewalk cleaning.

This item will remain on the agenda.

**EIGHTH ORDER OF BUSINESS****Discussion: Roads**

This item was addressed during the Sixth Order of Business.

This item will remain on the agenda, following the Sixth Order of Business.

**NINTH ORDER OF BUSINESS****Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2024, Prepared by McDirmit Davis**

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for  
the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor,  
Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal  
Year Ended September 30, 2024, was adopted.**

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of May 31, 2025**

**On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the  
Unaudited Financial Statements as of May 31, 2025, were accepted.**

**ELEVENTH ORDER OF BUSINESS****Staff Reports**

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

Mr. Blaser asked Staff to re-send an email to the Board regarding District Counsel's previous answer about sidewalk ownership.

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

There was no report.

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

- **UPCOMING MEETINGS**
  - **August 6, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
  - **September 3, 2025 at 10:00 AM**
  - **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

In response to a request, Ms. Sanchez will email the City of Venice Ordinance that governs what the CDD can and cannot do.

Mr. Contardo voiced his opinion that the Board should consider the age of the roads and what that means in relation to compaction.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

Ms. Jochum stated she and Mr. Traczuk were informed that DR Horton is only responsible for Phases 5, 6 and 7. She reported that the HOA paid for the stormwater certification.

Resident Lisa Hart asked for clarification of private versus public roads and about the responsibility for sidewalk maintenance. Mr. Blaser explained that the City of Venice sometimes refers to CDD roads as private but they are actually public roads created through a public bond and created by a public entity, so they are public roads. Regarding sidewalk maintenance, Mr. Blaser stated the current contract between the CDD and the HOA stipulates that all maintenance on CDD property is performed by the HOA.

Resident Kevin Tedford stated he lives on a lake secured by a back wall that extends to the front and an easement on both sides. He asked about ownership and maintenance responsibilities of the areas around his home. Mr. Blaser recommended that Mr. Tedford

research the word “easement” and the plat plan, which should clarify the resident’s maintenance responsibility and what an easement can and cannot do.

Discussion ensued regarding the easement, a utility survey, the sidewalk and curbs, cracked pavers, PVC covers and DR Horton.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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| <p><b>On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the meeting adjourned at 10:55 a.m.</b></p> |
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair