

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

The Board of Supervisors of the Toscana Isles Community Development District held a Public Hearing and Regular Meeting on August 6, 2025 at 10:00 a.m, at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

Scott Blaser	Chair
Bill Contardo (via telephone)	Vice Chair
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary
Paul Schmitt (via telephone)	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	Dennis Koroll	Matt Duncan	Maryann Bozich-DiLuigi
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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 noted that all in attendance are familiar with these Rules and Policies.

THIRD ORDER OF BUSINESS

**Approval of July 2, 2025 Regular Meeting
Minutes**

The following changes were made:

Line 121 and throughout: Change "Chris Walsh" to "Charles Quarles"

<p>On MOTION by Mr. Traczuk and seconded by Mr. Collins, with all in favor, the July 2, 2025 Regular Meeting Minutes, as amended, were approved.</p>

FOURTH ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Blaser stated that he had another Liaison meeting with the HOA Board. He has asked the HOA Board to ask the HOA management company to track all hours and expenses relative to the CDD to determine how much time they spend on CDD property or CDD business. He noted that one of the proposals is that the CDD take over maintenance of its properties and one of the only ways to do that is to determine how much time and expense is involved. Nothing can be done this year; the decision will be made in the future.

Mr. Collins discussed photos from a resident and questioned whether the overgrowth of plants could stop water flow in the canal. Ms. Sanchez stated she previously forwarded the email to the Board Members. Mr. Blaser will look into whether the plants should be there and if the area is maintained properly.

FIFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTH ORDER OF BUSINESS

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

Mr. Traczuk stated that the former Venice City Engineer retired; he will submit the Report to the new Acting City Engineer, Jonathan Kramer. He hopes to have an update at the next meeting; it is hoped that some action will be taken.

Discussion ensued regarding actions that might have been taken in other developments in other cities, approval processes, next steps, statute of limitations, engaging a construction litigation attorney, designating a Board liaison, submitting a Demand Letter, costs of litigation, meeting with the City and potential outcomes.

The consensus was for Mr. Traczuk to continue working with the City.

This item will be included on the next agenda.

SEVENTH ORDER OF BUSINESS

Discussion: Roads

This item was discussed during the Sixth Order of Business. Additional issues raised by a resident will be added to the list of concerns.

EIGHTH ORDER OF BUSINESS

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

This item was deferred.

NINTH ORDER OF BUSINESS

Discussion: Authorizing HOA to Handle Sidewalk Approvals

Ms. Sanchez stated a resident informed her that numerous property owners are interested in widening their driveways and/or cutting the sidewalks to match the driveway width. A resident was informed that the City requires permits, and that it seems the roadways and sidewalks are owned by the CDD and maintained by the HOA. The resident is on the Architectural Review Committee (ARC) and would like to ensure that cutting of the sidewalk is approved by the

CDD. In consultation with Mr. Babbar, he advised that, in other CDDs where the CDD owns and the HOA maintains sidewalks, a policy is typically adopted whereby the property owner fills out a form to be signed and recorded by the CDD to evidence that the property owner assumes responsibility and liability for such improvements.

Discussion ensued regarding residents who already implemented improvements and delegating authority to address the specifics to the ARC.

On MOTION by Mr. Traczuk and seconded by Mr. Collins, with all in favor, allowing the HOA to handle sidewalk approvals, was approved.

TENTH ORDER OF BUSINESS

Discussion: Bridge Pavers

Ms. Sanchez stated that a resident submitted a request for his email to be forwarded to the Board. A Board Member asked for the item to be included on the agenda.

Ms. Sanchez read the email from Resident Jeff Munsing into the record, as follows:

“In the last CDD meeting I spoke about the rear bridge pavers cracking the concrete transition from the asphalt to the pavers. As you can see I emailed Ray Foxwell, our past Vice President, who informed Eugene, our Past President; Diane Jochum, who is on the Board and outvoted four to one at each step of the way; and had a site meeting with Mike Tracy. I have done my part for the community. I am suggesting the CDD Board visit the rear bridge with its own rulers and camera and see the damages firsthand, and document the non-cosmetic concerns. It is only one mile from each CDD Board Member. This will be a costly expense to the Toscana Isles community. Also visit the bridge at the fountains.”

Mr. Traczuk stated he will ask the City Engineer what can be done.

Mr. Schmitt noted that this has been an ongoing discussion item during the past year. The consensus was for Ms. Sanchez to send a letter thanking Mr. Munsing and advising him that the Board is aware of and addressing the issue.

ELEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-07. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The budget is unchanged since it was last presented. The Board's direction was to ensure that assessments do not increase year-over year.

On MOTION by Mr. Blaser and seconded by Mr. Traczuk, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Blaser and seconded by Mr. Collins, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Blaser and seconded by Mr. Traczuk, with all in favor, Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-08, which allows the CDD to impose and collect the assessments utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, Resolution 2025-08, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Sanchez presented the CDD's Goals and Objectives for Fiscal Year 2026 and the Performance Measures and Standards Reporting, which are unchanged since last year. These must be posted on the CDD's website by December 1, 2025. It will also be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives Reporting. Ms. Sanchez will contact the District Engineer regarding conducting the annual inspection of infrastructure.

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form for Fiscal Year 2026 and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, outside of a Board Meeting, were approved.

FOURTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Straley Robin Vericker

B. District Engineer: AM Engineering, LLC

There were no District Counsel or District Engineer reports.

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

- **1,511 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 3, 2025 at 10:00 AM**
- **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Mr. Contardo expressed concern about the growth of vegetation and recalled previous discussion that it could grow 20% per year and eventually obscure the lake. Mr. Blaser stated that he will speak with the HOA and the lake management vendor. He noted that this is another good example of the CDD's reliance on the HOA in managing such matters.

Mr. Schmitt expressed concern about differences between the new sewer systems constructed by the City and by the County and stated that some raised areas are being damaged by lawnmowers. It was noted that the CDD does not own the sewer system; there is only a small section between the homeowner's property and the sewer connection that is owned by the homeowner and the lawnmower damage is likely an HOA matter.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

Resident and Master HOA Board Member Diane Jochum discussed information related to the statute of limitations previously discussed and stated that the HOA would like to gift the dock to the CDD. It was noted that the HOA's Attorney can address the matter.

Regarding Mr. Contardo's concern about the lakes, Ms. Jochum stated that SOLitude sprays every two weeks. She noted that another lake management company might be engaged.

Resident Bill Ambrose asked for clarification of sidewalk ownership and asked if the CDD owns and maintains the sidewalks. Mr. Blaser stated that the Maintenance Agreement covers the sidewalks and residents cannot do anything to the sidewalks. He stated that he cannot speak to the liability if a resident were to damage the sidewalks.

Ms. Sanchez stated that the ARC handles sidewalk improvements; the ARC's guidelines would apply to the sidewalks.

Discussion ensued regarding insurance coverage, liability and responsibility for repairs.

Mr. Babbar stated that, when CDDs or Associations allow sidewalk or driveway improvements, the property owner typically takes responsibility for maintaining, replacing, repairing and liability. He will encourage the HOA to include language for which he can provide documentation. If they are authorized to maintain it, they should be responsible for any liability, trip and fall, damage caused by pressure washing, etc.

Mr. Ambrose asked if property owners need a waiver from the HOA to clean the sidewalks. Mr. Blaser stated that those types of questions should be directed to the HOA.

Resident Dennis Koroll discussed issues with the bridges, including cracked stone, chips, gaps filling with sand and exposed rebar in the concrete and suggested engaging an Engineer. Mr. Traczuk stated that he will discuss the issues with the City Engineer.

Mr. Koroll voiced his opinion that the builders should lower the sewer cleanouts. It was noted that it is out of the CDD's purview.

Ms. Sanchez read the following public emailed comment from Mr. Carlo Quintani into the record: "I know the CDD does have significant jurisdiction over the management of the water retention ponds and does not have jurisdiction of the adjacent site, Tract 17. I am asking for assistance from the CDD only to better understand where to start my research. Is it a plat? Is it the Southwest Florida Water Management District? Is it the City or County offices? And if so, what division? I am not asking anyone to undertake the actual research. That is 100% my responsibility. If the channel floods, your water retention ponds flood and Toscana Isles floods. That is reality. I am paying close to \$2,000 annually to the CDD. I do not think it is unreasonable

to ask for the CDD only to identify the proper agencies or documentation to research a matter that has consequences for both entities in a worst-case scenario. I respectfully ask you to reconsider in light of the bigger picture.”

Ms. Sanchez noted that the resident asked her what direction he should go in but she could not advise him because she would need to work with CDD Staff, such as the District Engineer and District Counsel, which she cannot do without Board direction. Tract 17 has nothing to do with the CDD and the CDD will not undertake any research.

Mr. Blaser noted that the CDD cannot help with research which is outside of the CDD’s scope. He believes that, if the resident does the research, they should be able to determine that the Southwest Florida Water Management District (SWFWMD) is the final authority. The CDD has nothing to do with when lakes flood; the CDD does not drain lakes in advance of storms, as it is not a CDD responsibility and the CDD lacks the means to do so. While the CDD is responsible for the health of the lakes, it is not responsible for the water flow.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Collins and seconded by Mr. Blaser, with all in favor, the meeting adjourned at 11:02 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair