

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on February 4, 2026 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

**Present:**

Scott Blaser	Chair
William Contardo (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
Bobbi Claybrooke (via telephone)	District Engineer
Diane Jochum	Resident and Master HOA Board Member

**Residents present:**

Bill Ambrose   Dennis Koroll   Sue Perry   Anthony Nicholas   Maryann Bozich-DiLuigi

**DUE TO AUDIO INTERFERENCE, MANY PUBLIC COMMENTS WERE INAUDIBLE**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Blaser called the meeting to order at 10:01 a.m. Supervisors Blaser, Collins and Traczuk were present. Supervisor Contardo attended via telephone. Supervisor Schmitt was not present at roll call.

**SECOND ORDER OF BUSINESS**

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

The policies for conducting CDD meetings are outlined in Resolution 2021-05.

**THIRD ORDER OF BUSINESS**

**Approval of January 7, 2026 Regular  
Meeting Minutes**

**On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the January 7, 2026 Regular Meeting Minutes, as presented, were approved.**

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

Mr. Blaser apologized for his absence at the last meeting.

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

Resident and Master HOA Board Member Diane Jochum distributed and discussed a written submission and a photograph from resident Jeff Munzing, who installed a reflector with plexiglass and reflective tape. Mr. Munzing is willing to donate the materials and labor to address a potential safety issue that has been discussed in the last few months.

**Mr. Schmitt joined the meeting at 10:06 a.m.**

Discussion ensued about lighting, visibility of the island, people hitting the island, 20 miles per hour speed limit, potential damage to the island, scheduled power washing, if reflectors will be desired in other areas, and using reflectors to protect landscaping in the island.

Mr. Blaser asked for the pictures to be emailed to District Management so that an opinion can be requested from the Florida Department of Transportation (FDOT). Ms. Sanchez will email the light reflector information to Ms. Claybrooke in the hopes she can provide an opinion.

Mr. Contardo supports installing reflectors or signage in the area.

Mr. Schmitt voiced his agreement and opinion that the area is very dark.

Discussion ensued about the expectation that drivers should be able to see the island, whether brighter lights would be a better solution than the ambient lighting, and safety concerns.

This item was tabled, pending a response from the District Engineer.

Resident Dennis Koroll discussed an email from Mr. Munzing related to the roads. Per Kathleen Wheaton, the bond was released after verification that the final asphalt lift was installed; that was the only inspection. In his email, Mr. Munzing asked what engineering firm approved the roads so the City would release the bond. Mr. Munzing believes there is a paper trail and that the roads were not built to City specifications. Mr. Koroll voiced his belief that the engineer could easily prove that roads were built to specifications by providing core samples.

Discussion ensued regarding whether Universal Engineering is the firm in question.

Resident Sue Perry asked if the City and County streetlight recommendations were examined. She thinks the recommendations should be followed for reflectors or signs on curbs and that the CDD should not pay for it if it is not required. Ms. Perry recalled discussions about duplicate insurance for the lakes and fountains as the HOA and CDD insure the same assets. She asked if the CDD obtained an umbrella letter so the HOA can lower its insurance. Mr. Blaser stated the CDD insures the lake but, as the HOA maintains it, the HOA should maintain separate insurance. Ms. Sanchez stated she sent Ms. Jochum the binder and the coverage agreement with all endorsements. The CDD is covered for liability within the lakes and the dock.

Resident Maryann Bozich-DiLuigi read the following from a Google search for “enhanced visibility” in Florida: “In Florida you can enhance visibility on community roadways by using reflective markers on islands to channel traffic and protect pedestrian areas. Durable reflective paint or markers can be particularly effective for island noses and curb edges. According to Florida Statutes, while there are not specific regulations mentioned for reflective markers on islands, guidelines do exist for signs and lights within rights-of-way (ROWs). But they particularly note curb markings on island noses, raised pavement markers, internally illuminated markers and reflective signs are favored.” Mr. Blaser stated he appreciates the information and noted that CDD roads are public; the CDD cannot act without consulting the FDOT. Ms. Sanchez noted that Mr. Munzing sent his email to several parties, including one Board Member. Mr. Munzing’s email was not read by Ms. Sanchez because a member of the public discussed it.

**SIXTH ORDER OF BUSINESS**

**Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2026-02.

Discussion ensued regarding designating a second Vice Chair.

Mr. Schmitt nominated the following:

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|------------------|---------------------|
| Scott Blaser     | Chair               |
| William Contardo | Vice Chair          |
| James Collins    | Vice Chair II       |
| Michael Traczuk  | Assistant Secretary |
| Paul Schmitt     | Assistant Secretary |

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, Resolution 2026-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Discussion: Letter from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. RE: District Roadways**

Ms. Sanchez stated that the letter in the agenda was blind copied to the Board Members when it was received.

Mr. Babbar was asked to contact the law firm and discuss the City’s opinion that they signed off on the construction. Mr. Babbar noted that the City did not provide backup; he will contact the City Attorney to discuss this.

Mr. Babbar was asked to search if there has ever been a case in which a CDD filed a lawsuit due to roads not being constructed according to building codes. Mr. Babbar stated he will research it; however, he doubts he will find a final judgment because such matters are often settled at the trial court level.

Mr. Blaser stated that he will likely attend a City Council meeting to deliver a presentation. While the City Council generally meets monthly, they occasionally meet twice per month.

Discussion ensued regarding Sunshine Law requirements and the recommended precaution that only one CDD Board Member attend any non-advertised public meeting.

Ms. Sanchez stated, if a second CDD Board Member attends and CDD business is discussed, the second Board Member should step out of the meeting.

**EIGHTH ORDER OF BUSINESS**

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

Mr. Blaser stated that a plan is in place for this. Regarding discussion of a lawsuit at the last meeting, he expressed concern about the possibility of a long, expensive and fruitless lawsuit and voiced his opinion that such a measure should be a last case scenario.

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Discussion: Damaged Wall**

Ms. Sanchez stated the agenda has additional backup regarding a letter to the dermatology office. A Zoom call was scheduled with Ms. Sanchez, and the construction company, and she received new information. Dr. Wasserman and David Otterness, from Willis Smith Construction, indicated that the HOA advised them of the damage in August 2024. They spoke with Sabastian Walczak, at the HOA and quotes were obtained, but they did not act upon it, because the damage is not on HOA property. The CDD was not notified at that time.

Discussion ensued regarding when the HOA notified Mr. Blaser, prior statements that D.R. Horton caused the damage during construction, whether photos of the damage to the other side of the wall exist, D.R. Horton denying responsibility for the damage, and the use of cameras on nearby buildings and Google Maps to document when damage occurred.

Mr. Blaser directed Staff to respond that, as the owner of the wall, the CDD would like the property owner to repair the wall. Ms. Sanchez will provide an update before the next meeting.

This item was deferred.

**TENTH ORDER OF BUSINESS**

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

Mr. Babbar stated he received no response to the last letter but was recently advised that Becker & Poliakoff no longer represents D.R. Horton. With Board direction, he will contact D.R. Horton. It is unknown whether the CDD's previous letter to Becker & Poliakoff was forwarded to D.R. Horton's new Attorney. Mr. Babbar was directed to contact D.R. Horton. He will forward a copy of the letter to Ms. Sanchez, who will email blind copies of the letter to the Board.

Mr. Traczuk stated, per the vendor he met with about the damage, the minimum charge for small repairs is \$500; the cost is \$35 per linear foot, and every curb must have a 5' section for the repair. The contractor will repair the sidewalk for \$7 per square foot, if repairs are needed.

This item was deferred.

**ELEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of December 31, 2025**

Discussion ensued regarding the “Insurance” line item, which is significantly higher than budgeted. Ms. Sanchez stated she emailed the Board regarding property insurance on January 15, 2026. It was noted that the CDD now insures everything previously insured by the HOA.

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

**TWELFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Straley Robin Vericker**

Mr. Babbar stated he provided information from the Property Appraiser regarding the property conveyed to the HOA. He discussed the payment of taxes.

Discussion ensued about the requested memo as to what the CDD can do with regard from the roadways, costs associated with additional direction to be provided to the District Engineer regarding traffic calming devices, and additional direction to the City.

Mr. Babbar was directed to focus on legal issues and, to be cost effective, engineering matters will be addressed as they arise. Mr. Babbar will provide the letter at the next meeting.

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

Ms. Sanchez stated, in response to the discussion about reflectors, Ms. Claybrooke emailed that she recommends an FDOT tubular reflective marker, shown in the picture she provided; reflective paint can be used at the curblin but it can easily be missed. Mr. Blaser asked Ms. Sanchez to share Ms. Claybrooke’s email and the visuals with the Board and Ms. Jochum. He stated the Board will review the information but no approval is being given today.

Ms. Sanchez recalled being directed to ask the District Engineer if stop signs are needed in a certain area. A Traffic Study might be needed. She will ask Ms. Claybrooke.

Discussion ensued regarding the logistics and cost of Traffic Studies.

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

- **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

Ms. Sanchez stated the Performance Measures and Standards have not changed from the previous fiscal year; these will be included in each agenda for informational purposes.

- **NEXT MEETING DATE: March 4, 2026 at 10:00 AM**
  - **QUORUM CHECK**

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

A Board Member stated that he sent Ms. Sanchez an email related to potential legislation that could affect local zoning and development laws.

Discussion ensued regarding development trends, setbacks and construction.

Mr. Traczuk expressed frustration about delays because decisions cannot be made in between meetings. It was noted that Board decisions must be made in the Sunshine, meaning at an advertised public meeting; in most cases, it is necessary to have ten days' advance notice of special meetings in order to have adequate time to advertise.

Discussion ensued regarding scheduling workshops, which must also be publicly advertised; no requirement to have a quorum for a workshop; paying Board Members for attending workshops; and HOA and CDD meetings.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

A member of the public asked for an update regarding parking and towing policies.

An HOA representative thinks a clear definition of road ownership and what can be done will be provided next month. He recommends waiting to see what the City Council will allow before making any decisions.

Mr. Blaser stated that Mr. Babbar will submit a legal memo stating that CDD roads are public roads, and the CDD, which owns and maintains the roads, follows FDOT, City and County road regulations. He asked what clarification is needed related to a parking policy.

Regarding whether official documentation is needed stating the roads are public, Mr. Blaser stated the CDD often references documents, including Florida Statutes and the Ordinance creating the CDD. District Counsel will create a memo stating that the CDD's roads are public.

Ms. Jochum stated "Florida Statutes 316.2045, 3-7, .406, 37.407 do not specifically address reflective markers; only signs and lights are addressed."

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 11:25 a.m.



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Secretary/Assistant Secretary



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Chair/Vice Chair