

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on March 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	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:

Dennis Koroll	Sue Perry	Anthony Nicholas	Maryann Bozich-DiLuigi
Jeff Munzing	Carlo Quintilia	Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Blaser called the meeting to order at 10:01 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Mr. Blaser discussed the policies for conducting CDD meetings as outlined in Resolution 2021-05, including the three-minute time limit for public comments and maintaining civility. He stated that residents and members of the public can discuss issues with individual Board Members outside of Board meetings. Those who wish to speak were asked to sit in the front.

THIRD ORDER OF BUSINESS

**Approval of February 4, 2026 Regular
Meeting Minutes**

The following change was made:

Line 194: Change “to” to “from”

On MOTION by Mr. Traczuk and seconded by Mr. Collins, with all in favor, the February 4, 2026 Regular Meeting Minutes, as amended, were approved.

FOURTH ORDER OF BUSINESS

Chairman’s Opening Remarks

Mr. Blaser reserved his comments for the end of the meeting.

FIFTH ORDER OF BUSINESS

Public Comments

Resident and Master HOA Board Member Diane Jochum is glad the damaged wall is being addressed. She asked for a copy of the Attorney’s opinion that the roads are public to be sent to the HOA. Ms. Jochum read the following into the record:

“The HOA wants this addressed and corrected before any maintenance obligations arise. This will help avoid disputes with the CDD who owns these roads and should make the necessary repairs for the infrastructure that was not constructed to the proper standards, as the CDD is ultimately responsible for the infrastructure. Independent core samples commissioned by the CDD confirms these underlying defects. As the government entity that owns the roads, the CDD is best positioned to fund and implement the necessary corrective work promptly and to ensure it is done correctly. Addressing these defects now will mitigate potential safety risks and ensure the roads are brought into proper condition before ongoing maintenance responsibilities take effect. We believe that since the CDD owns the roads, they ultimately should maintain the roads. We are requesting a discussion regarding amendments to the interlocal agreement to lay out responsibilities more clearly between the HOA and the CDD. While the HOA is prepared to perform routine upkeep under our agreement, including minor repairs for normal wear, it does not have an obligation to repair roads that were improperly constructed. Bottom line is that it was and is the CDD's responsibility to have made sure that the roads and base were constructed correctly. Because of that, the HOA has no obligation to adhere to the agreement in the Declaration.”

Ms. Sanchez stated the Memorandum is in this agenda; it is a public record and is posted on the CDD’s website. Ms. Sanchez will email the Memorandum to Ms. Jochum.

Regarding the Toscana Isles Newsletter statement that “The CDD is still researching our request for a definitive answer from the lawyer in writing about the status of the roads and police

monitoring.”, Mr. Blaser stated the CDD is not researching this. The Board knows that the roads are public; a Memo is being created for the HOA.

A member of the public asked for clarification regarding the City. Mr. Blaser stated the incorrect term “private” was used because the roads are not owned by the City; the City is not required to come in the clean the roads. Under the Maintenance Agreement with the HOA, Mr. Blaser’s understanding is that the HOA would prefer not to handle the ongoing maintenance of the roads because they believe they were improperly constructed.

Resident Maryann Bozich-DiLuigi stated, as there is confirmation that the CDD roads are public, Bill Ambrose wants to know, “As residents of the community what, if any, legally allowable parking enforcement would you like on your roads?” She stated Mr. Ambrose is on the Leadership Advisory Committee and is offering to work with the CDD to define parking enforcement needs.

Mr. Blaser stated the CDD Board previously indicated it will approve the HOA’s parking policy, if it follows the law and Florida Department of Transportation (FDOT) guidelines.

Resident Carlo Quintiliani recalled discussion about jurisdiction of the lakes outside CDD property in Tract 17, where the outflow goes. Wisdom Properties has continually been denied access to develop Tract 17, first by civil court decree in September 2024, then by the Venice Planning Commission in November 2025 and by the City Council in December 2025. He discussed their current appeal to the County, the value of Tract 17 and Sarasota County’s potential purchase of the Tract 17. He asked if the CDD would consider purchasing the Tracts or asking the Realtor to ask if the property owner would sell the property to the County.

Mr. Blaser expressed support for the CDD considering purchasing the properties to prevent development detrimental to the CDD and to possibly create additional parking.

Discussion ensued regarding Tracts 14 and 17, denial of approval to construct condominiums due to access issues, the likelihood of construction on the land, the CDD’s ability to issue bonds to fund the purchase, uses for the property, the need to determine the actual value of the property, and whether Staff should ask the Realtor.

Mr. Babbar stated that the CDD could potentially purchase the properties.

The Board directed Mr. Babbar to research the value and contact the property owner(s).

Resident Sue Perry stated that she was the liaison for the Toscana Isles Committee and she has information about the properties. She attended the Venice Planning and Zoning meeting yesterday, and the City was asked to take over a road and make it public, and the City needed to bring the road up to City standards. She asked if the CDD can determine if the roads are public in

the description on the plat maps, and voiced her opinion that, if they are not, they are not built to City standards and cannot be turned over to the City. She asked for the CDD to look into that. She asked about the last date that the construction defects must be made known.

Mr. Blaser stated that, when the CDD’s legal team contacted the City, they advised that these public roads were approved by the City and, if the CDD ever dissolved the City of Venice would be required to take over the roads.

Resident Jeff Munzing voiced his opinion that the value of the tracts will decrease even further when the County widens the road and increases the setbacks. He noted that this issue has been discussed for years and asked when the clock will stop on the roads.

Discussion ensued regarding timing and turnover.

SIXTH ORDER OF BUSINESS

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

Mr. Babbar recalled that, after the last meeting, he was asked to contact the law firm and discuss the City’s opinion that they signed off on the construction. Mr. Babbar noted the City’s letter and stated that he submitted a public records request to the City. Upon receipt of the documents, he will contact City Attorney Kelly Fernandez to discuss the matter.

Mr. Babbar stated he searched for cases where a CDD filed a lawsuit due to roads not being constructed according to building codes but found no rulings against cities or counties, but action can be taken against a developer or contractor. Information from the City is still pending.

Discussion ensued regarding precedent, sovereign immunity, and developing a timeline based on the actual records obtained from the City. Upon receipt of those records, Mr. Blaser might attend a City Council meeting to deliver a presentation.

It was noted that the City signed off on the roads based on information provided by the Developer, which might include the Universal Engineering Report, and that the roads were demonstrated to be improperly constructed based on core samples.

Mr. Blaser noted the need to gather as much information as possible before proceeding, given that litigation could be costly, with no guarantee of success.

SEVENTH ORDER OF BUSINESS

Continued Discussion: AREHNA | Engineering, Inc. Report of Geotechnical

Exploration [Toscana Isles Pavement Investigation]

The Report was discussed. It was noted that Table 2 is missing. This item was deferred.

EIGHTH ORDER OF BUSINESS**Continued Discussion: Damaged Wall**

Ms. Sanchez recalled discussion about the damaged wall. The prior property manager contacted the construction company and dermatology office, who did not address the damages. A repair quote was given to D.R. Horton but they think they are not responsible and have no plans to repair the wall. As directed, Ms. Sanchez notified the construction company of the CDD's position that it is not the CDD's responsibility to repair the wall and that the construction company should do it. The construction company believes it is not their responsibility either but they want to be good neighbors so they are willing to pay 50% of the cost.

Mr. Blaser suggested the construction company and the dermatology office each pay 50%. It was noted that, per the Maintenance Agreement, the HOA is required to maintain the wall. Mr. Blaser reiterated his opinion that all property owned by the CDD should have its own maintenance handled; regardless of whether the CDD contracts with another party to perform the work, the CDD, should be in control, and be responsible for paying bills. Ms. Sanchez was directed to suggest the construction company and the dermatology office each pay 50%. It was noted that the CDD is willing to litigate if necessary. She will verify if the HOA had insurance on the wall at the time of the damage. This item was deferred and will remain on a future agenda.

NINTH ORDER OF BUSINESS**Update: Correspondence from D.R. Horton Regarding Construction Defects**

The Board and Staff discussed D.R. Horton's letter and the request for current photos of the damaged curbing. Mr. Babbar suggested sharing photos via a link. Ms. Sanchez will forward the emails and photos which include addresses. Mr. Babbar stated the documents and photos to be sent will be compiled. The consensus was that a thumb drive will be submitted to D.R. Horton.

Discussion ensued regarding significant damage at the Hintz residence, work to be remedied during the warranty period, the need for homeowners to submit issues to the Developer, and whether the CDD can pursue individual claims in small claims court.

This item was deferred and will remain on a future agenda.

Ms. Sanchez stated Unassigned funds exist if the Board agrees to share the wall repair costs. Mr. Babbar stated a one-time Amendment to the Maintenance Agreement can be executed, if necessary.

On MOTION by Mr. Contardo and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker

- **Memorandum Regarding District Roadways**

Mr. Babbar presented the Memorandum documenting that “CDD Roads are Public Roads”. Mr. Blaser asked for the letter to be emailed to all Board Members and Committees. It was noted that the City refers to all roads it does not own as “Private roads” which is misleading when the road in question is a CDD owned, public road. Mr. Babbar stated the CDD Memorandum provides the necessary clarification. He noted that the City Attorney is aware of the distinction and agrees that some City Staff might erroneously state that these types of governmental roads are private. Mr. Blaser will reiterate the distinction to City Staff during his presentation.

B. District Engineer: AM Engineering, LLC

Ms. Sanchez is waiting to hear from Ms. Claybrooke regarding whether a Traffic Study is needed in conjunction with installation of stop signs.

Mr. Blaser stated, although an FDOT reflector was requested, he thinks the one received is a temporary reflector. The island needs an actual traffic approved reflector. Mr. Blaser asked for the Engineer to advise, in writing, specifically what can and cannot be done related to painting, reflectors and highlighting traffic laws on the island.

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

- **NEXT MEETING DATE: April 1, 2026 at 10:00 AM**
 - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Ms. Bozich-DiLuigi asked for the citation discussed with the Supreme Court case by District Counsel. Mr. Babbar will provide it. Ms. Bozich-DiLuigi thinks sovereign immunity also applies to the City, who is taking responsibility for the road defects. Mr. Blaser concurred and noted Mr. Babbar referred to sovereign immunity for the City, not the CDD. Ms. Bozich-DiLuigi asked the Board to be transparent about the cost of roadways, maintenance agreements and anticipated costs, including litigation, since multiple entities can be sued for failure to act and the costs of litigation falls on all property owners. Ms. Bozich-DiLuigi recalled previous discussions about core samples from 2020 and expressed concern about the seven-year statute of repose.

Mr. Blaser stated the Board has taken into account that the CDD and/or HOA could be sued for lack of maintenance if road issues exist; however, catastrophic damage is unlikely. The CDD also has sovereign immunity. He does not believe any Board Member is aware of a private resident taking core samples in 2020 and, if any were taken, the CDD would likely prosecute that individual for damaging a public road. The builder did a universal core sample, and a core sample was taken by the CDD. Ms. Sanchez stated she has never heard of residents taking core samples.

In response to a complaint about the audio system, Mr. Blaser reiterated that speakers need to sit at the front of the room.

Resident Jeff Munzing noted bridge damage, cracked pavers, a cracked concrete transition, and rusted, exposed rebar. He suggested adding yellow "Alligator Tail" reflectors around hairpin curves and that an engineer inspect the bridges. He does not want the curb end caps painted yellow.

Mr. Traczuk asked if the two bridges are included when speaking of the roads. Mr. Babbar replied affirmatively and noted that bridges have separate construction requirements.


Resident Dennis Koroll expressed concern about exposed rebar on the bridge.

The consensus was that photos are needed and should be sent to Ms. Sanchez.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Traczuk and seconded by Mr. Contardo, with all in favor, the meeting adjourned at 11:36 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair