TOSCANA ISLES

COMMUNITY DEVELOPMENT DISTRICT

April 1, 2026

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
www.toscanaislescdd.net

March 25, 2026

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

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 April 1, 2026 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. Approval of March 4, 2026 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Continued Discussion: Letter from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. RE: District Roadways
7. Continued Discussion: AREHNA | Engineering, Inc. Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]
8. Continued Discussion: Damaged Wall
9. Update: Correspondence from D.R. Horton Regarding Construction Defects
10. Acceptance of Unaudited Financial Statements as of February 28, 2026
11. 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: May 6, 2026 at 10:00 AM
  - QUORUM CHECK

SEAT 1	WILLIAM CONTARDO	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	JAMES COLLINS	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	SCOTT BLASER	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	MICHAEL TRACZUK	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	PAUL SCHMITT	☐ IN-PERSON	☐ PHONE	☐ NO

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

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

Sincerely,

Jamie Sanchez
District Manager

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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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 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.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2026**

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)**

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

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.

247
248
249
250 _____ _____
251 Secretary/Assistant Secretary Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong
* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: kfernandez@flgovlaw.com

Reply to: Venice

January 20, 2026

VIA EMAIL
Jamie Sanchez, District Manager
Toscana Isles Community Development District
sanchezj@whhassociates.com

RE: Toscana Isles Community Development District Roadways

Dear Ms. Sanchez:

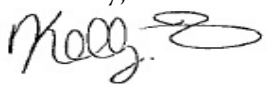
The City of Venice ("City") has requested that I, the City Attorney, respond on behalf of the City to your letter regarding roadway conditions within the Toscana Isles Community Development District ("District").

The roadways at issue were privately constructed by the developer and subsequently conveyed to, and accepted by, the District. The District is the current owner of the roadways and, as you note, they are public roads owned and maintained by the District pursuant to Chapter 190, Florida Statutes. The City does not own, operate, or maintain these roadways. City development approvals and inspections are conducted for the limited purpose of determining compliance with applicable codes and standards at the time of construction. Such approvals do not constitute a guarantee of long-term performance or structural longevity, nor do they shift responsibility for construction defects from the developer or current owner.

The City has reviewed the engineer's report included with your correspondence. Nothing therein implicates the City in any corrective action the District may determine is desired. Rather this appears to be an issue, if at all, between the District and the developer. With respect to any bonding or surety instruments associated with the original development approvals, all applicable conditions were satisfied at the time of release consistent with City regulations and standard practices in effect at that time.

Should the District have any further questions regarding this matter, please contact me.

Sincerely,



Kelly M. Fernandez

cc via email:
City Council
James Clinch, City Manager
Jonathan Kramer, City Engineer

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

7

AREHNA | Engineering, Inc.

REPORT OF GEOTECHNICAL EXPLORATION

TOSCANA ISLES PAVEMENT INVESTIGATION
VENICE, FLORIDA

AREHNA PROJECT NO. B-25-030

APRIL 14, 2025

Prepared For:
Wrathell, Hunt Associates, LLC
2300 Glades Road #410W
Boca Raton, Florida 33431

Prepared By:
AREHNA Engineering, Inc.
5012 West Lemon Street
Tampa, Florida 3360

AREHNA | Engineering, Inc.

5012 West Lemon Street
Tampa, Florida 33609
Ph 813.944.3464 | Fax 813.944.4959

April 14, 2025

Jamie Sanchez
Wrathell, Hunt Associates, LLC
2300 Glades Road #410W
Tampa, Florida 33431

Subject: **Report of Geotechnical Exploration**
Toscana Isles Pavement Investigation
Venice, Florida
AREHNA Project B-25-030

AREHNA Engineering, Inc. (AREHNA) is pleased to submit this report of our geotechnical exploration for the proposed project. Services were conducted in general accordance with AREHNA Proposal B.Prop-24-271.REV dated March 13, 2025. The purpose of our geotechnical study was to obtain information on the general subsurface conditions and provide pavement recommendations including determination of the possible causes of the pavement distress.

This report presents our analyses and recommendations and our understanding of the project, an outline of our exploratory procedures, summary of field and laboratory data obtained as well as our general recommendations for repair.

AREHNA appreciates the opportunity to have assisted BCC Engineering on this project. Should you have any questions with regards to this report, or if we can be of any further assistance, please contact this office.

Best Regards,

AREHNA ENGINEERING, INC.
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 28410

Sean Seibert, E.I.
Engineering Intern

ANDY TAO LICENSE No. 88520 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by:

Andy Tao 2025.04.14 16:48:08 -04'00'

Andy Tao, P.E.
Senior Geotechnical Engineer
Florida Registration 88520
on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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LIST OF APPENDICES

1.0 PROJECT INFORMATION AND SCOPE OF WORK

1.1 SITE DESCRIPTION AND PROJECT CHARACTERISTICS

The project is located at Toscana Isles in Venice, Florida. The project consists of evaluating the potential causes of the cracking within the existing roadways and curbs. Pavement cracking and occasional depressions have formed in the existing pavement and paver areas. Pavement cores with hand augers and Dynamic Cone Penetrometer (DCP) tests have been requested to evaluate the existing pavement and subgrade conditions before proceeding with repairs.

1.2 SCOPE OF WORK

The purpose of our geotechnical study was to obtain information on the general subsurface conditions at the proposed project site. The subsurface materials encountered were evaluated with respect to the available project characteristics. In this regard, engineering assessments for the following items were formulated:

- Identification of the existing groundwater levels.
- General location and description of potentially deleterious materials encountered in the borings which may have an impact on the proposed construction.
- Existing pavement and base layer thicknesses.
- Evaluation of likely cause(s) for the reported distress.
- General geotechnical recommendations for the proposed pavement improvements.

The following services were performed to achieve the above-outlined objectives:

- Conducted site reconnaissance and mark core locations.
- Requested utility location services from Sunshine811.
- Performed eight (8) pavement cores with hand auger borings through each core hole to a depth of up to 4 to 5 feet within existing pavement section.
- Performed eight (8) Dynamic Cone Penetrometer (DCP) tests to a depth of about 4 to 5 feet through each core hole location to evaluate shallow subgrade relative densities.
- Visually classified and stratified soil samples obtained in the hand auger borings and pavement using the USCS Soil Classification System.
- Reported the results of the field exploration. The results of the subsurface exploration are presented in this written letter report signed by a professional engineer specializing in geotechnical engineering.

2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 FIELD EXPLORATION

Our scope included eight (8) Pavement Cores with corresponding hand auger borings and Dynamic Cone Penetrometer (DCP) tests in distressed areas of the existing subject pavement area. The eight cores (PC-01 through PC-08) were selected during an initial site visit at locations of observed distress along Ravello Blvd., Toscavilla Blvd., Maraviya Blvd., Vinadio Blvd., Palestro St., and Ventosa Pl. within the Toscana Isles community complex. Two of the core locations (PC-01 and PC-04) were anticipated to be within existing paver areas of crosswalks along Ravello Blvd. and Toscavilla Blvd. However, during the field work the pavers were too difficult to remove without damaging the pavers. Pavement cores were done adjacent to the crosswalks in locations near the observed distress. Core PC-05C was planned to be performed on the bridge along Maraviya Blvd., however the pavers were too difficult to remove without damaging. Core PC-05 was moved to the pavement south of the bridge in any area showing distress.

The pavement cores were performed with the use of a 6-inch inside diameter core bit. Upon completion, the asphalt was patched with asphalt cold patch and left level with the surrounding pavement grade and the asphalt pavement cores were transported to our laboratory where they were further examined, measured, and photographed by an engineer.

Dynamic Cone Penetrometer (DCP) tests were performed at the pavement core locations (prior to augering) to determine the relative soil density of the subgrade soils. DCP blow counts were recorded at 2-inch intervals and converted to estimated equivalent LBR percentage. DCP results are provided on **Table 3** in **Appendix B** including graphs showing DCP results (equivalent LBR percentage versus depth) for comparison purposes.

The hand auger borings were performed in the pavement core locations to depths of 4 to 5 feet below the existing pavement surface by manually advancing a 3-inch diameter, 6-inch-long sampler into the soil until the sampler was full. The sampler was then retrieved and the soils in the sampler were removed and visually classified. The soil sampling was performed in general accordance with ASTM Test Designation D-1452, entitled "Soil Investigation and Sampling by Auger Borings." Representative portions of these soil samples were sealed in glass jars, labeled and transferred to AREHNA's Tampa Office for appropriate classification. Boreholes were backfilled with auger spoils and the pavement was patched using cold patch asphalt after the borings were completed.

The approximate core/boring locations and approximate core/boring coordinates are provided on the **Boring Location Plan, Sheet 2** in **Appendix A**. The soil profiles are on the **Soil Boring Profiles, Sheet 3** in **Appendix A.** The borings were located in the field by using GPS Coordinates. The **Pavement Core Photographs** in **Appendix C** show the approximate locations of the cores/borings.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 USGS TOPOGRAPHIC DATA

The topographic survey map published by the United States Geological Survey was reviewed for ground surface features at the proposed project location (**USGS Vicinity Map** in **Appendix A**). Based on this review, natural ground surface elevations at the project site are approximately EL. +10 to +20 feet National Geodetic Vertical Datum of 1929 (NGVD 29). These elevations may not account for fill added for the existing pavement section.

3.2 USDA NATURAL RESOURCES CONSERVATION SERVICE DATA

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey for this area was reviewed subsurface features at the proposed project location. This survey indicates that there are three soil types at the project site. A summary of the USDA soil type is provided on **Table 1** in **Appendix B**. It should be noted that these soil types are mostly fill (or made land) that has been altered by earthmoving equipment. The Soil Survey reports that the soil types in this area generally consist of sandy soils with varying amounts of fines content (A-3, A-2-4).

3.3 SUBSURFACE CONDITIONS

A pictorial representation of the subsurface conditions encountered in the borings is shown on the **Soil Boring Profiles, Sheet 3** in **Appendix A** The following soil conditions highlight the general subsurface stratification. When reviewing the boring records, it should be understood that soil conditions may vary between, and away from, boring locations.

The pavement cores and hand auger borings (PC-01 through P-08) encountered asphalt thicknesses of 1.4 to 2.4 inches followed by base material thicknesses between 6 to 11.8 inches. The base materials consisted of sand and shell. **Table 2** in **Appendix B** provides details of the pavement section at each core location. Below the base materials, the borings generally encountered sands with varying amounts of fines contents (A-3, A-2-4) to depths of up to 5 feet below pavement grades.

3.4 GROUNDWATER CONDITIONS

The groundwater level was not encountered in the borings performed. Fluctuation in groundwater levels should be expected due to seasonal climatic changes, construction activity, rainfall variations, surface water runoff, tidal variations and other site-specific factors.

3.5 ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL

The Seasonal High Water Table (SHWT) is the highest average depth of soil saturation during the wet season in a normal year. The procedures for estimating SHWT include an examination of county soil surveys, field verification by observation, and identification of indicators within the soil profile. The hand auger borings were performed during the dry season however, at this site, the water table is controlled by the water level in the ponds. Based on the information obtained from the field investigation and our experience in the area, we estimate the seasonal high water table to be at a depth of approximately 2.5±0.5 feet.

3.6 SOIL DENSITY – DCP RESULTS

Eight (8) Dynamic Cone Penetrometer (DCP) tests were performed at the pavement core locations, PC-01 through PC-08. A summary table presenting the DCP test results and corresponding Limerock Bearing Ratio (LBR) values at each core location is presented on **Table 3** in **Appendix B**. We note boring PC-05C encountered hard material (possibly a rock), at depths of 22 inches. The following interval of 22 to 24 inches was hand augered past due to DCP refusal.

In general, the LBR values varied from about 1 to 93. We would typically expect well compacted sand to be approximately LBR 20 (20%). The soil density was loosest in boring PC-04, with LBR Values ranging between 1 to 56. Generally, the soil density is greatest at shallower depths (compacted) and is looser at deeper depths. However, there was some loose soil encountered directly below the bottom of the base material. Densities were not measured within the base material.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 GENERAL

In general, the existing subgrade soils below the existing asphalt pavement and base materials generally consisted of sands with minimal fines content (A-3). We did not find evidence of voids in the shallow soils, although there were a few locations and depths with some very loose subgrade soils. Generally, the pavement issues appear to be due to poor quality of road base, improper subgrade compaction, and failure of the asphalt pavement itself.

Hand auger borings (PC-01 through 08) generally encountered sand directly below the existing pavement and base material section. The subgrade appears to be relatively looser beginning at depths between 2 and 3.5 feet below the existing pavement grade across the project site. This may cause deformation as loads pass over the pavement section causing the pavement to crack over time. Cores PC-02, PC-03, PC-05C, PC-06, and PC-08 had full depth cracks of the pavement cracks of pavement.

Cores PC-01 and PC-04 were performed just outside of the crosswalks that where pavers experiencing cracking and depressions. The subgrade in these locations appeared to be relatively loose beginning at depths of 2.5 and 2 feet below the existing pavement grades, respectively. These areas are mostly likely cracking due to failures of the pavers themselves due to loads passing over the crosswalk. The depressions are mostly likely due to the loose subgrade.

Core PC-07 was performed in the cul-de-sac where the pavement appeared to be rough around an existing manhole. Core PC-07 encountered relatively loose subgrade beginning at a depth of 2.5 feet below the existing pavement grade. The surficial pavement damage is mostly likely due to improper compaction during installation of the manhole.

In general, there is an issue with the pavement base material. A mix of sand and shell is not proper base material. As it currently exists, it acts more like a stabilized subgrade, which is weaker than standard base material. Likely, as it was originally installed, it was a layer of thin shell (without sand). Shell can be a good base material, but it needs to be separated from the sand subgrade with a fabric or other barrier material to prevent sand mixing with the shell. When the soil gets saturated, sand will migrate into voids in the shell, which both weakens the base material and loosens the subgrade due to soil loss. This mixing of the sand and shell occurs unevenly throughout the site, causing seemingly random cracks and occasional minor depressions, as we see here.

4.2 PAVEMENT REPAIR CONSIDERATIONS

Pavement repair options will depend on the budget available. The best, but most expensive option, is full pavement section replacement, including the base material. Otherwise, less expensive options include milling and resurfacing and replacing just the asphalt (and re-compact the existing base).

Relatively loose subgrade material was encountered below depths between 2 and 3.5 feet below the existing pavement grades. To reduce cracking in the future, any fill soils should consist of reasonably clean fine sands (inorganic, non-plastic sands containing less than 10 percent material passing the No. 200 mesh sieve) which would be SP or SP-SM in USCS classification or A-3 in AASHTO classification. At the base of the excavation (if the pavement is removed), the soil should be compacted to at least 98% of the maximum dry density Modified Proctor (ASTM D-1557).

Additionally, many of the locations appear to be failures of the asphalt pavement itself. If only milling and resurfacing, to improve the longevity if the pavement, the existing pavement should be milled to depths of 1 to 2 inches (depending on the asphalt thickness in each area) and resurfaced. For new flexible pavements, we recommend a minimum of 2 inches of asphalt and 10 inches of crushed concrete (LBR 150) base (limerock is not recommended due to moisture concerns). Stabilized subgrade is not required as long as the subgrade soil is compacted to 98% of Modified Proctor.

If the asphalt and base materials are not replaced, additional maintenance should be anticipated due to on-going minor cracking and small depressions due to the poor condition of the base material and loose subgrade conditions.

5.0 BASIS FOR RECOMMENDATIONS

The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. Regardless of the thoroughness of a geotechnical exploration, there is always a possibility that conditions may be different from those at specific boring locations and that conditions will not be as anticipated by the designers or contractors. AREHNA is not responsible for the conclusions, opinions or recommendations made by others based on the data presented in this report.

APPENDIX A

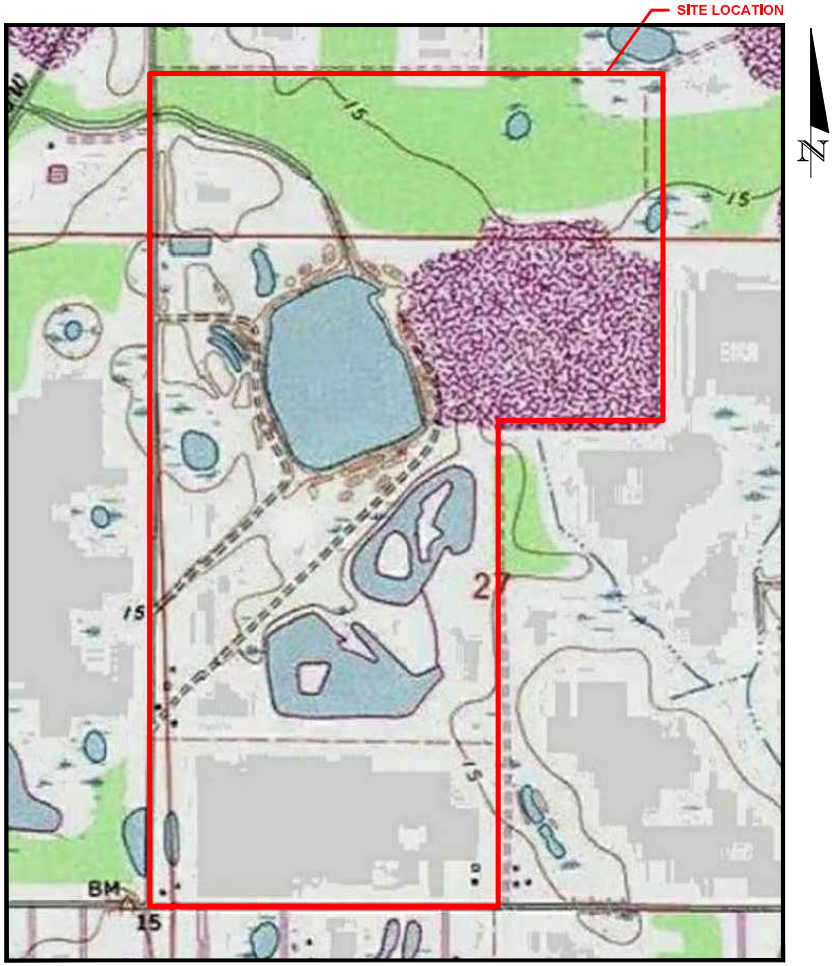
USDA & USGS Vicinity Maps – Sheet 1
Boring Location Plan – Sheet s
Soil Boring Profiles – Sheet 3

USDA SOIL SURVEY MAP

REFERENCE: USDA SOIL SURVEY OF SARASOTA COUNTY, FLORIDA

TOWNSHIP: 38 S
RANGE: 19 E
SECTION: 22, 27

USGS TOPOGRAPHIC MAP



REFERENCE: "LAUREL, FLORIDA" USGS QUADRANGLE MAP

TOWNSHIP: 38 S
RANGE: 19 E
SECTION: 22, 27

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:
AREHNA | Engineering, Inc.
5012 West Lemon Street, Tampa, FL 33609
Phone 813.944.3464 | Fax 813.944.4959
Certificate of Authorization No. 28410

USDA & USGS VICINITY MAPS

	NAME	DATE
DESIGNED BY:	SS	4/2025
DRAWN BY:	DG	4/2025
CHECKED BY:	AT	4/2025
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	1

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:

AREHNA | Engineering, Inc.
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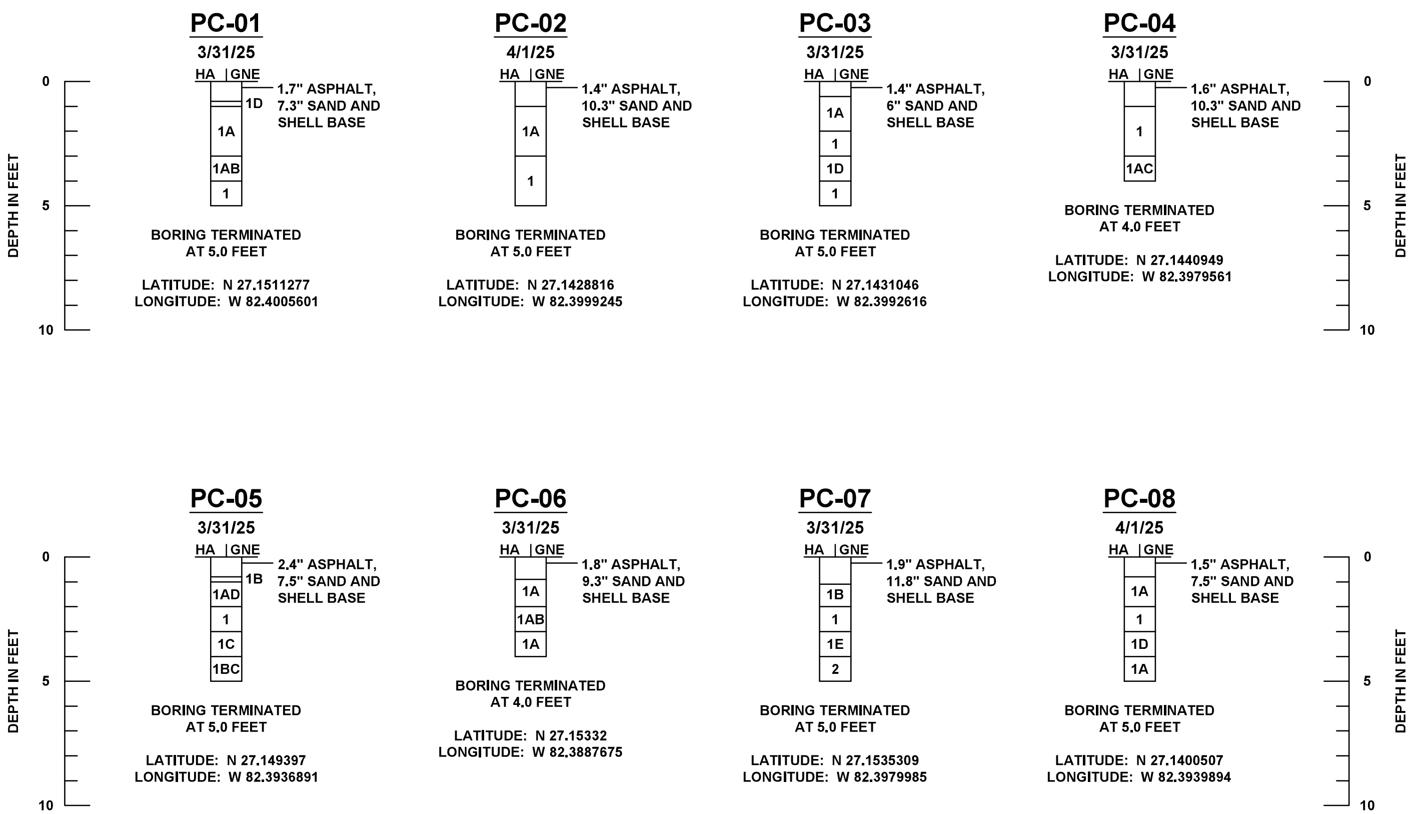
Certificate of Authorization No. 28410

BORING LOCATION PLAN

	NAME	DATE
DESIGNED BY:	SS	4/2025
DRAWN BY:	DG	4/2025
CHECKED BY:	AT	4/2025
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	2



LEGEND

1. DARK BROWN TO LIGHT BROWN TO GRAY SAND TO SLIGHTLY SILTY SAND (A-3)
2. ORANGE TO BROWN SILTY SAND (A-2-4)

A TRACE TO FEW SHELL

B TRACE TO FEW GRAVEL OR CRUSHED LIMEROCK

C TRACE TO FEW CLAY CLODS

D TRACE TO FEW CEMENTED SAND

E TRACE ROOTS

A-3 AASHTO SOIL CLASSIFICATION GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW

GNE GROUNDWATER TABLE NOT ENCOUNTERED

NOTE: THE BORING LOCATIONS PRESENTED ARE APPROXIMATE AND BASED ON HAND HELD GPS WITH AN ACCURACY OF +/- 10 FEET.

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:

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SOIL BORING PROFILES

	NAME	DATE
DESIGNED BY:	SS	4/2025
DRAWN BY:	DG	4/2025
CHECKED BY:	AT	4/2025
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	3

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APPENDIX B

Summary of USDA Soil Survey – Table 1
Summary of Laboratory Core Evaluation – Table 2
Summary of Dynamic Cone Penetrometer (DCP) Results – Table 3
Graph of DCP Results
Field and Laboratory Procedures

TABLE 1
SUMMARY OF USDA SOIL SURVEY
TOSCANA ISLES PAVEMENT INVESTIGATION
VENICE, FLORIDA
AREHNA Project No. B-25-030

USDA Soil Type	Depth (inches)	USDA Soil Description	AASHTO	USCS	Permeability (ft/day)	Seasonal High Groundwater			Risk of Corrosion	
						Depth (feet)	Duration (months)	Kind	Steel	Concrete
EauGiallie-Myakka fine sands-Urban land complex, 0 to 2 percent slopes (55)	**See descriptions for EauGallie and Myakka soils below**									
Eaugallie	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.5 - 1.5	Jun - Nov	Apparent	High	High
	6 - 22	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	22 - 44	Sand, fine sand	A-2-4, A-3	SP-SM, SM	0.6 - 2					
	44 - 48	Sand, fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	49 - 66	Sandy loam, fine sandy loam, sandy clay loam	A-4, A-7-6, A-2-4	SC-SM, CL, SC	0.2 - 0.6					
	66 - 80	Loamy fine sand, fine sand, fine sandy loam	A-4, A-2-4	SM	0.6 - 2					
Myakka	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.5 - 1.5	Jun - Nov	Apparent	High	High
	6 - 24	Sand, fine sand	A-3, A-2-4	SP-SM, SM	6 - 20					
	24 - 42	Fine sand, sand, loamy fine sand	A-2-4, A-3	SP-SM, SM	2 - 6					
	42 - 60	Sand, fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	60 - 80	Sand, fine sand	A-3, A-2-4	SP-SM, SM	6 - 20					

TABLE 1
SUMMARY OF USDA SOIL SURVEY
TOSCANA ISLES PAVEMENT INVESTIGATION
VENICE, FLORIDA
AREHNA Project No. B-25-030

USDA Soil Type	Depth (inches)	USDA Soil Description	AASHTO	USCS	Permeability (ft/day)	Seasonal High Groundwater			Risk of Corrosion	
						Depth (feet)	Duration (months)	Kind	Steel	Concrete
Holopaw fine sand, ponded-Urban land complex, 0 to 1 percent slopes (63)	0 - 4	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.0	Jul - Oct	Apparent	Moderate	Moderate
	4 - 50	Fine sand, sand	A-3, A-2-4	SP-SM, SM	6 - 20					
	50 - 66	Sandy loam, sandy clay loam, fine sandy loam	A-4, A-6, A-2-4	SC-SM, SC	2 - 6					
	66 - 80	Loamy sand, fine sand, sand, loamy fine sand	A-2-4	SC-SM, SM	6 - 20					
Manatee loamy fine sand, ponded-Urban land compex, 0 to 1 percent slopes (66)	0 - 18	Loamy fine sand	A-2-4	SM	2 - 6	0.0	Jul - Oct	Apparent	Moderate	Low
	18 - 36	Sandy loam, sandy clay loam, fine sandy loam	A-6, A-2-4, A-7-6	SC-SM, CL, SC	0.6 - 2					
	36 - 48	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-4, A-6	SC-SM, SC, SM	0.6 - 2					
	48 - 80	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-6, A-4	SC-SM, CL, SM	0.6 - 2					

* Urban Land consists of areas where most of the soil surface is covered with impervious materials such as highways, parking lots and industrial areas. Because the soils have been reworked, they are no longer recognized as natural soils and no data is provided.

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-01								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	3	10.00	2.00	0.667	2	1.333	6	8
12	7	12.00	2.00	0.286	2	0.571	15	19
14	4	14.00	2.00	0.500	2	1.000	8	10
16	21	16.00	2.00	0.095	2	0.190	50	63
18	24	18.00	2.00	0.083	2	0.167	58	73
20	18	20.00	2.00	0.111	2	0.222	42	53
22	28	22.00	2.00	0.071	2	0.143	69	86
24	22	24.00	2.00	0.091	2	0.182	53	66
26	7	26.00	2.00	0.286	2	0.571	15	19
28	9	28.00	2.00	0.222	2	0.444	19	24
30	12	30.00	2.00	0.167	2	0.333	27	34
32	3	32.00	2.00	0.667	2	1.333	6	8
34	4	34.00	2.00	0.500	2	1.000	8	10
36	8	36.00	2.00	0.250	2	0.500	17	21
38	6	38.00	2.00	0.333	2	0.667	12	15
40	9	40.00	2.00	0.222	2	0.444	19	24
42	10	42.00	2.00	0.200	2	0.400	22	28
44	3	44.00	2.00	0.667	2	1.333	6	8
46	6	46.00	2.00	0.333	2	0.667	12	15
48	7	48.00	2.00	0.286	2	0.571	15	19
50	1	50.00	2.00	2.000	2	4.000	2	3
52	4	52.00	2.00	0.500	2	1.000	8	10
54	3	54.00	2.00	0.667	2	1.333	6	8
56	5	56.00	2.00	0.400	2	0.800	10	13
58	2	58.00	2.00	1.000	2	2.000	4	5
60	5	60.00	2.00	0.400	2	0.800	10	13

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-02								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	-	12.00	2.00		2			
14	8	14.00	2.00	0.250	2	0.500	17	21
16	7	16.00	2.00	0.286	2	0.571	15	19
18	8	18.00	2.00	0.250	2	0.500	17	21
20	27	20.00	2.00	0.074	2	0.148	66	83
22	25	22.00	2.00	0.080	2	0.160	61	76
24	26	24.00	2.00	0.077	2	0.154	63	79
26	12	26.00	2.00	0.167	2	0.333	27	34
28	15	28.00	2.00	0.133	2	0.267	34	43
30	17	30.00	2.00	0.118	2	0.235	39	49
32	4	32.00	2.00	0.500	2	1.000	8	10
34	5	34.00	2.00	0.400	2	0.800	10	13
36	7	36.00	2.00	0.286	2	0.571	15	19
38	3	38.00	2.00	0.667	2	1.333	6	8
40	4	40.00	2.00	0.500	2	1.000	8	10
42	6	42.00	2.00	0.333	2	0.667	12	15
44	5	44.00	2.00	0.400	2	0.800	10	13
46	4	46.00	2.00	0.500	2	1.000	8	10
48	4	48.00	2.00	0.500	2	1.000	8	10
50	1	50.00	2.00	2.000	2	4.000	2	3
52	2	52.00	2.00	1.000	2	2.000	4	5
54	3	54.00	2.00	0.667	2	1.333	6	8
56	4	56.00	2.00	0.500	2	1.000	8	10
58	6	58.00	2.00	0.333	2	0.667	12	15
60	4	60.00	2.00	0.500	2	1.000	8	10

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-03								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	2	8.00	2.00	1.000	2	2.000	4	5
10	5	10.00	2.00	0.400	2	0.800	10	13
12	11	12.00	2.00	0.182	2	0.364	24	30
14	7	14.00	2.00	0.286	2	0.571	15	19
16	21	16.00	2.00	0.095	2	0.190	50	63
18	27	18.00	2.00	0.074	2	0.148	66	83
20	12	20.00	2.00	0.167	2	0.333	27	34
22	15	22.00	2.00	0.133	2	0.267	34	43
24	19	24.00	2.00	0.105	2	0.211	45	56
26	11	26.00	2.00	0.182	2	0.364	24	30
28	15	28.00	2.00	0.133	2	0.267	34	43
30	16	30.00	2.00	0.125	2	0.250	37	46
32	7	32.00	2.00	0.286	2	0.571	15	19
34	9	34.00	2.00	0.222	2	0.444	19	24
36	11	36.00	2.00	0.182	2	0.364	24	30
38	7	38.00	2.00	0.286	2	0.571	15	19
40	7	40.00	2.00	0.286	2	0.571	15	19
42	6	42.00	2.00	0.333	2	0.667	12	15
44	5	44.00	2.00	0.400	2	0.800	10	13
46	4	46.00	2.00	0.500	2	1.000	8	10
48	3	48.00	2.00	0.667	2	1.333	6	8
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	2	4.000	2	3
54	2	54.00	2.00	1.000	2	2.000	4	5
56	1	56.00	2.00	2.000	2	4.000	2	3
58	2	58.00	2.00	1.000	2	2.000	4	5
60	1	60.00	2.00	2.000	2	4.000	2	3

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-04								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	10	14.00	2.00	0.200	2	0.400	22	28
16	17	16.00	2.00	0.118	2	0.235	39	49
18	19	18.00	2.00	0.105	2	0.211	45	56
20	8	20.00	2.00	0.250	2	0.500	17	21
22	11	22.00	2.00	0.182	2	0.364	24	30
24	12	24.00	2.00	0.167	2	0.333	27	34
26	3	26.00	2.00	0.667	2	1.333	6	8
28	5	28.00	2.00	0.400	2	0.800	10	13
30	7	30.00	2.00	0.286	2	0.571	15	19
32	5	32.00	2.00	0.400	2	0.800	10	13
34	5	34.00	2.00	0.400	2	0.800	10	13
36	4	36.00	2.00	0.500	2	1.000	8	10
38	3	38.00	2.00	0.667	2	1.333	6	8
40	7	40.00	2.00	0.286	2	0.571	15	19
42	3	42.00	2.00	0.667	2	1.333	6	8
44	5	44.00	2.00	0.400	2	0.800	10	13
46	3	46.00	2.00	0.667	2	1.333	6	8
48	2	48.00	2.00	1.000	2	2.000	4	5
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	3	6.000	1	1
54	3	54.00	2.00	0.667	4	2.667	3	4
56	6	56.00	2.00	0.333	5	1.667	4	5
58	9	58.00	2.00	0.222	6	1.333	6	8
60	7	60.00	2.00	0.286	7	2.000	4	5

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-05								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	11	14.00	2.00	0.182	2	0.364	24	30
16	15	16.00	2.00	0.133	2	0.267	34	43
18	14	18.00	2.00	0.143	2	0.286	32	40
20	7	20.00	2.00	0.286	2	0.571	15	19
22	15	22.00	2.00	0.133	2	0.267	34	43
24	15	24.00	2.00	0.133	2	0.267	34	43
26	18	26.00	2.00	0.111	2	0.222	42	53
28	27	28.00	2.00	0.074	2	0.148	66	83
30	30	30.00	2.00	0.067	2	0.133	74	93
32	6	32.00	2.00	0.333	2	0.667	12	15
34	22	34.00	2.00	0.091	2	0.182	53	66
36	27	36.00	2.00	0.074	2	0.148	66	83
38	17	38.00	2.00	0.118	2	0.235	39	49
40	18	40.00	2.00	0.111	2	0.222	42	53
42	14	42.00	2.00	0.143	2	0.286	32	40
44	6	44.00	2.00	0.333	2	0.667	12	15
46	7	46.00	2.00	0.286	2	0.571	15	19
48	8	48.00	2.00	0.250	2	0.500	17	21
50	2	50.00	2.00	1.000	2	2.000	4	5
52	5	52.00	2.00	0.400	2	0.800	10	13
54	5	54.00	2.00	0.400	2	0.800	10	13
56	4	56.00	2.00	0.500	2	1.000	8	10
58	2	58.00	2.00	1.000	2	2.000	4	5
60	4	60.00	2.00	0.500	2	1.000	8	10

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

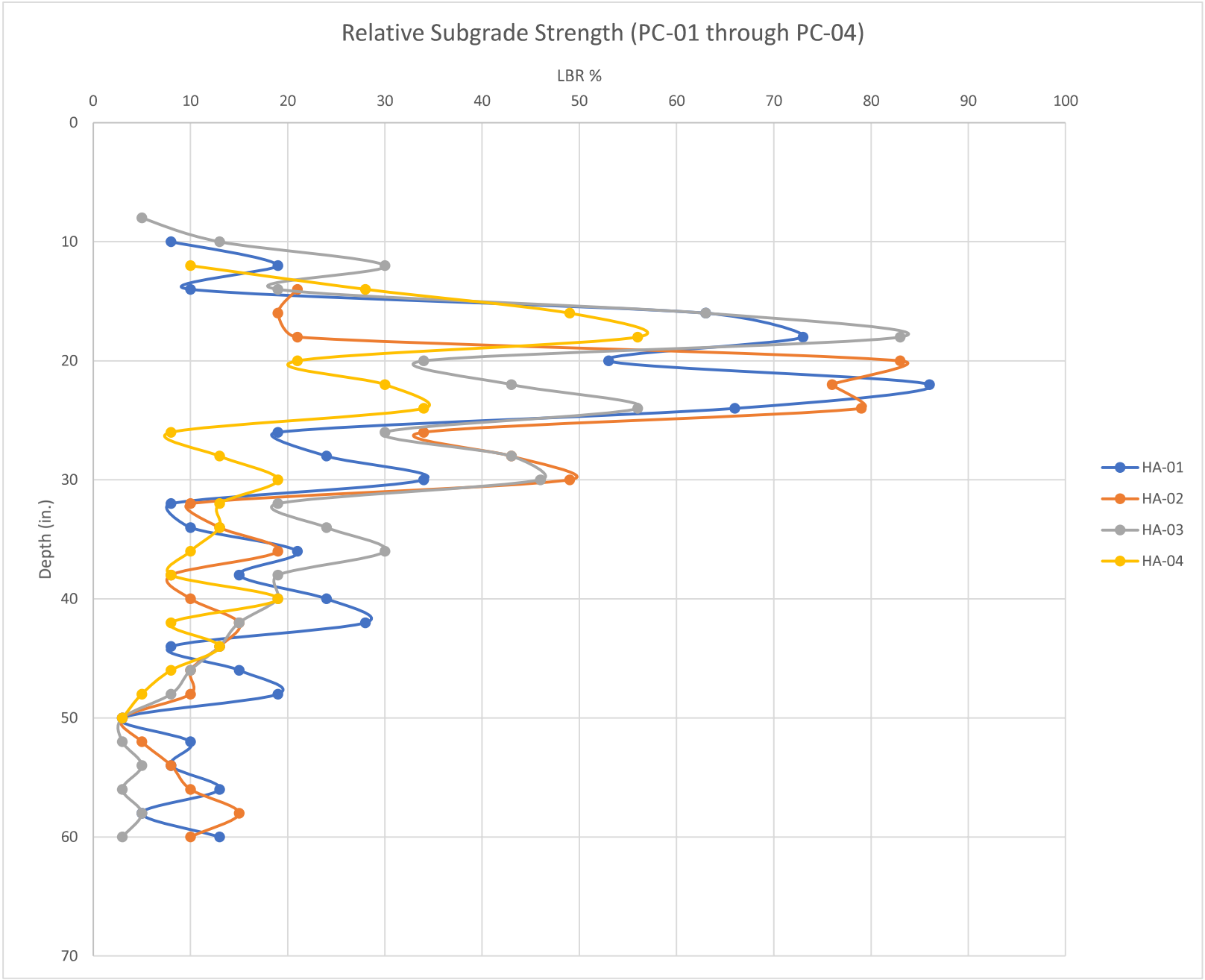
HA-06								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	9	14.00	2.00	0.222	2	0.444	19	24
16	16	16.00	2.00	0.125	2	0.250	37	46
18	10	18.00	2.00	0.200	2	0.400	22	28
20	13	20.00	2.00	0.154	2	0.308	29	36
22	18	22.00	2.00	0.111	2	0.222	42	53
24	19	24.00	2.00	0.105	2	0.211	45	56
26	10	26.00	2.00	0.200	2	0.400	22	28
28	14	28.00	2.00	0.143	2	0.286	32	40
30	16	30.00	2.00	0.125	2	0.250	37	46
32	4	32.00	2.00	0.500	2	1.000	8	10
34	3	34.00	2.00	0.667	2	1.333	6	8
36	5	36.00	2.00	0.400	2	0.800	10	13
38	4	38.00	2.00	0.500	2	1.000	8	10
40	5	40.00	2.00	0.400	2	0.800	10	13
42	6	42.00	2.00	0.333	2	0.667	12	15
44	3	44.00	2.00	0.667	2	1.333	6	8
46	7	46.00	2.00	0.286	2	0.571	15	19
48	5	48.00	2.00	0.400	2	0.800	10	13
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	2	4.000	2	3
54	2	54.00	2.00	1.000	2	2.000	4	5
56	1	56.00	2.00	2.000	2	4.000	2	3
58	1	58.00	2.00	2.000	2	4.000	2	3
60	1	60.00	2.00	2.000	2	4.000	2	3

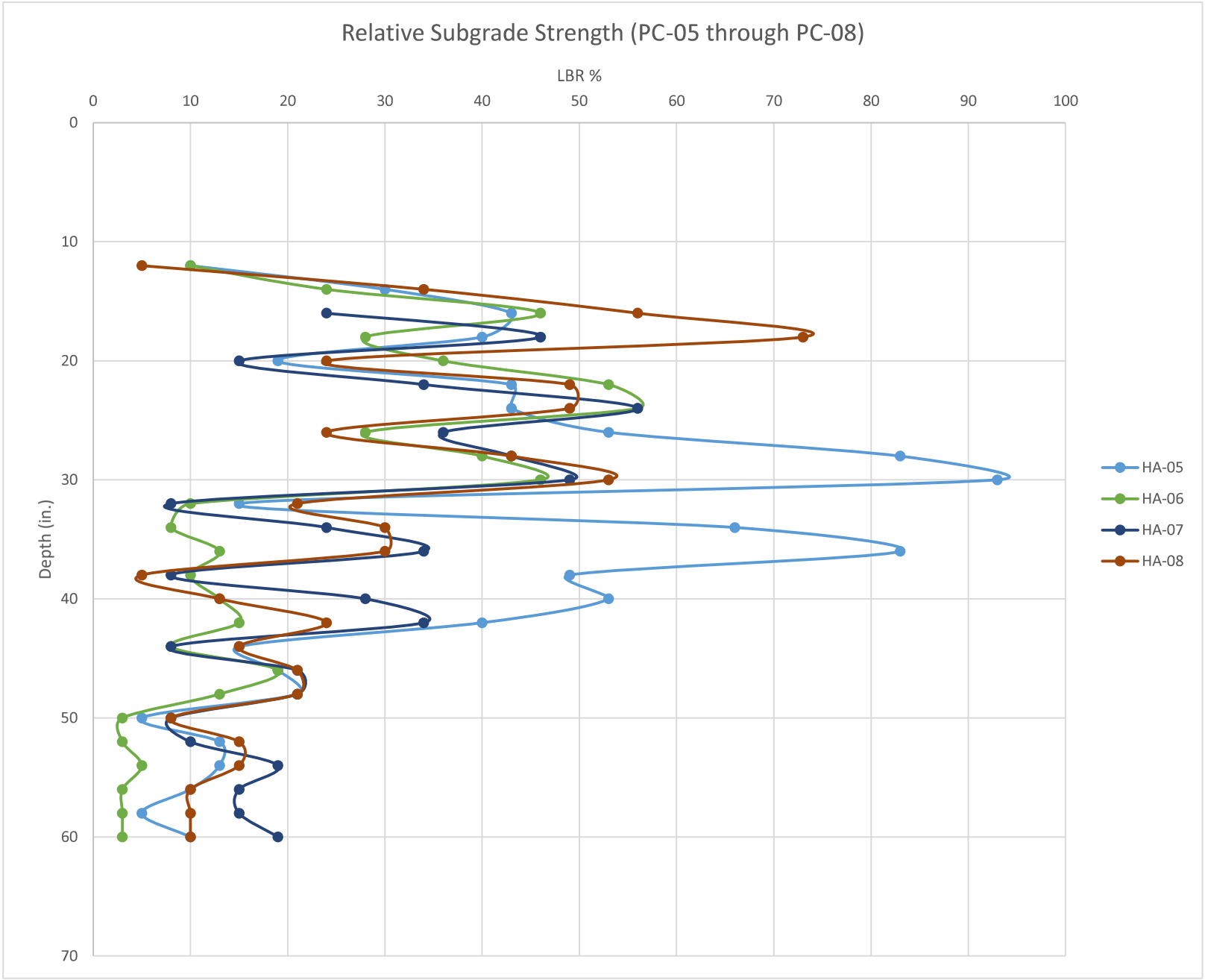
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-07								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	-	12.00	2.00		2			
14	-	14.00	2.00		2			
16	9	16.00	2.00	0.222	2	0.444	19	24
18	16	18.00	2.00	0.125	2	0.250	37	46
20	6	20.00	2.00	0.333	2	0.667	12	15
22	12	22.00	2.00	0.167	2	0.333	27	34
24	19	24.00	2.00	0.105	2	0.211	45	56
26	13	26.00	2.00	0.154	2	0.308	29	36
28	15	28.00	2.00	0.133	2	0.267	34	43
30	17	30.00	2.00	0.118	2	0.235	39	49
32	3	32.00	2.00	0.667	2	1.333	6	8
34	9	34.00	2.00	0.222	2	0.444	19	24
36	12	36.00	2.00	0.167	2	0.333	27	34
38	3	38.00	2.00	0.667	2	1.333	6	8
40	10	40.00	2.00	0.200	2	0.400	22	28
42	12	42.00	2.00	0.167	2	0.333	27	34
44	3	44.00	2.00	0.667	2	1.333	6	8
46	8	46.00	2.00	0.250	2	0.500	17	21
48	8	48.00	2.00	0.250	2	0.500	17	21
50	3	50.00	2.00	0.667	2	1.333	6	8
52	4	52.00	2.00	0.500	2	1.000	8	10
54	7	54.00	2.00	0.286	2	0.571	15	19
56	6	56.00	2.00	0.333	2	0.667	12	15
58	6	58.00	2.00	0.333	2	0.667	12	15
60	7	60.00	2.00	0.286	2	0.571	15	19

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-08								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	2	12.00	2.00	1.000	2	2.000	4	5
14	12	14.00	2.00	0.167	2	0.333	27	34
16	19	16.00	2.00	0.105	2	0.211	45	56
18	24	18.00	2.00	0.083	2	0.167	58	73
20	9	20.00	2.00	0.222	2	0.444	19	24
22	17	22.00	2.00	0.118	2	0.235	39	49
24	17	24.00	2.00	0.118	2	0.235	39	49
26	9	26.00	2.00	0.222	2	0.444	19	24
28	15	28.00	2.00	0.133	2	0.267	34	43
30	18	30.00	2.00	0.111	2	0.222	42	53
32	8	32.00	2.00	0.250	2	0.500	17	21
34	11	34.00	2.00	0.182	2	0.364	24	30
36	11	36.00	2.00	0.182	2	0.364	24	30
38	2	38.00	2.00	1.000	2	2.000	4	5
40	5	40.00	2.00	0.400	2	0.800	10	13
42	9	42.00	2.00	0.222	2	0.444	19	24
44	6	44.00	2.00	0.333	2	0.667	12	15
46	8	46.00	2.00	0.250	2	0.500	17	21
48	8	48.00	2.00	0.250	2	0.500	17	21
50	3	50.00	2.00	0.667	2	1.333	6	8
52	6	52.00	2.00	0.333	2	0.667	12	15
54	6	54.00	2.00	0.333	2	0.667	12	15
56	4	56.00	2.00	0.500	2	1.000	8	10
58	4	58.00	2.00	0.500	2	1.000	8	10
60	4	60.00	2.00	0.500	2	1.000	8	10


Relative Subgrade Strength (PC-01 through PC-04)
LBR %
0
10
20
30
40
50
60
70
80
90
100
Depth (in.)
0
10
20
30
40
50
60
70
HA-01
HA-02
HA-03
HA-04


Relative Subgrade Strength (PC-05 through PC-08)
LBR %
0
10
20
30
40
50
60
70
80
90
100
Depth (in.)
0
10
20
30
40
50
60
70
HA-05
HA-06
HA-07
HA-08

Auger Boring

The auger borings are performed in general accordance with ASTM D-1452, "Standard Practice for Soil Investigation and Sampling by Auger Borings". Auger borings are advanced manually using a bucket-type hand auger. The soils encountered are identified, in the field, from cuttings brought to the surface by the augering process. Representative soil samples from the auger borings are placed in glass jars and transported to our laboratory where they are examined by an engineer for classification.

Asphalt Pavement Coring

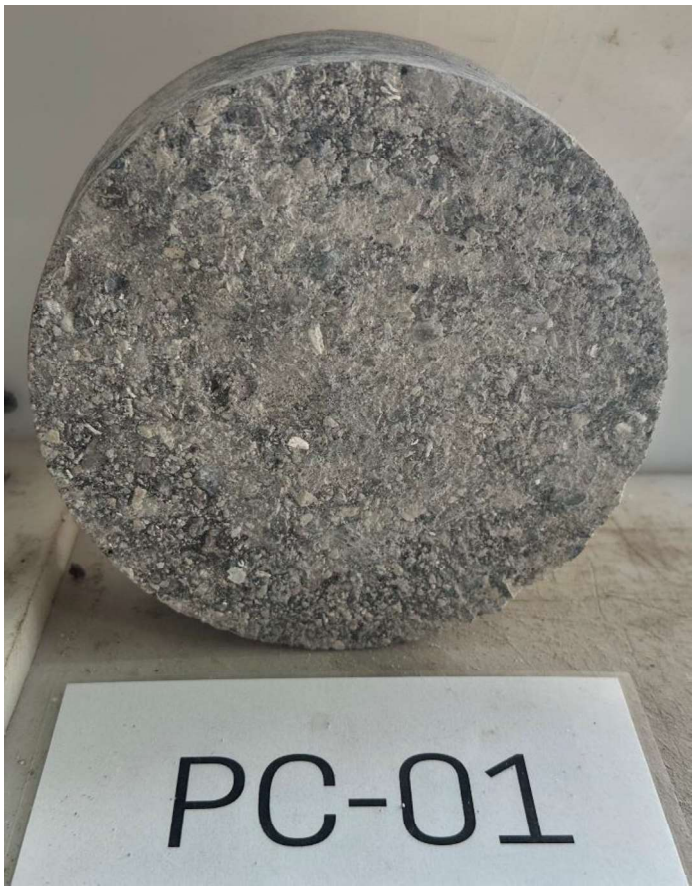
Pavement cores are performed to estimate the existing asphalt pavement and base thickness, as well as base material. The pavement cores were performed with the use of a 6-inch inside diameter core bit. The asphalt is patched, and asphalt pavement core is transported to our laboratory where they are further examined, measured and photographed by an engineer.

Dynamic Cone Penetrometer (DCP) Test

The DCP test is performed in general accordance with ASTM D6951 "Standard Test Method for Use of the Dynamic Cone Penetrometer in Shallow Pavement Applications". A 10.1-pound hammer is used to drive a 16-mm diameter steel drive rod with a cone tip angled at 60 degrees measuring 20mm at the base. The cone tip is advanced by lifting the slide hammer to the standard drop height and releasing it. The total penetration for a given number of blows is recorded in the field. The DCP Index recorded in inches per blow is used assess in-situ strength of undisturbed soil and other material characteristics including an estimate of in-situ LBR strength.

APPENDIX C

Pavement Core Photo Sheets



Toscana Isles
Pavement Investigation
Venice, Florida

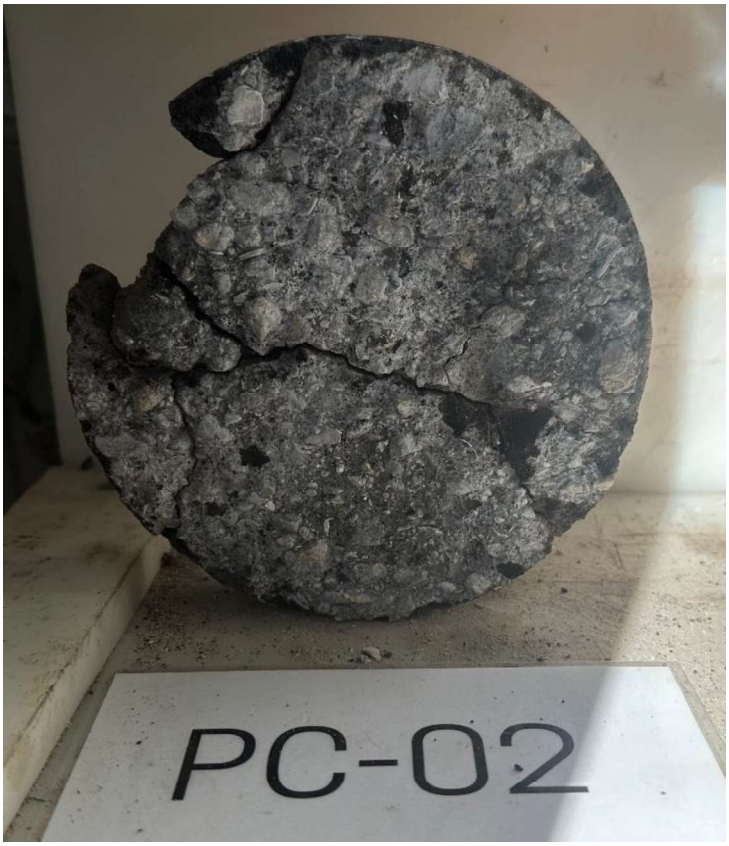
Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

AREHNA Engineering, Inc.

12296 Wiles Road Coral Springs, FL 33076
Phone 954.417.8412 ▪ Fax 813.944.4959

PAVEMENT CORE LOCATIONS

Checked By: AT
Drawn By: SPS 4/8/25



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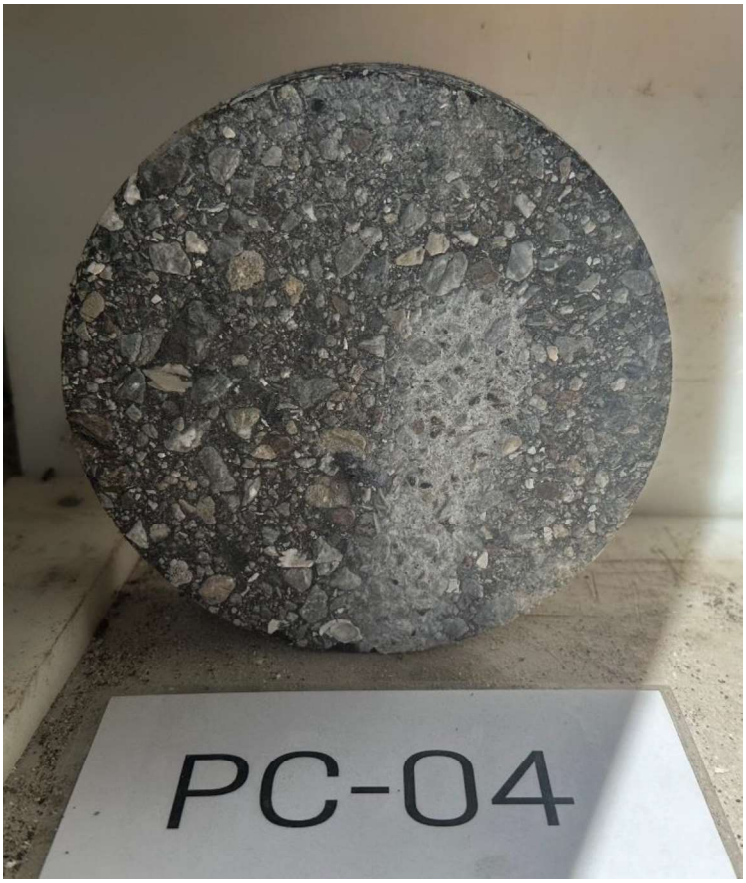

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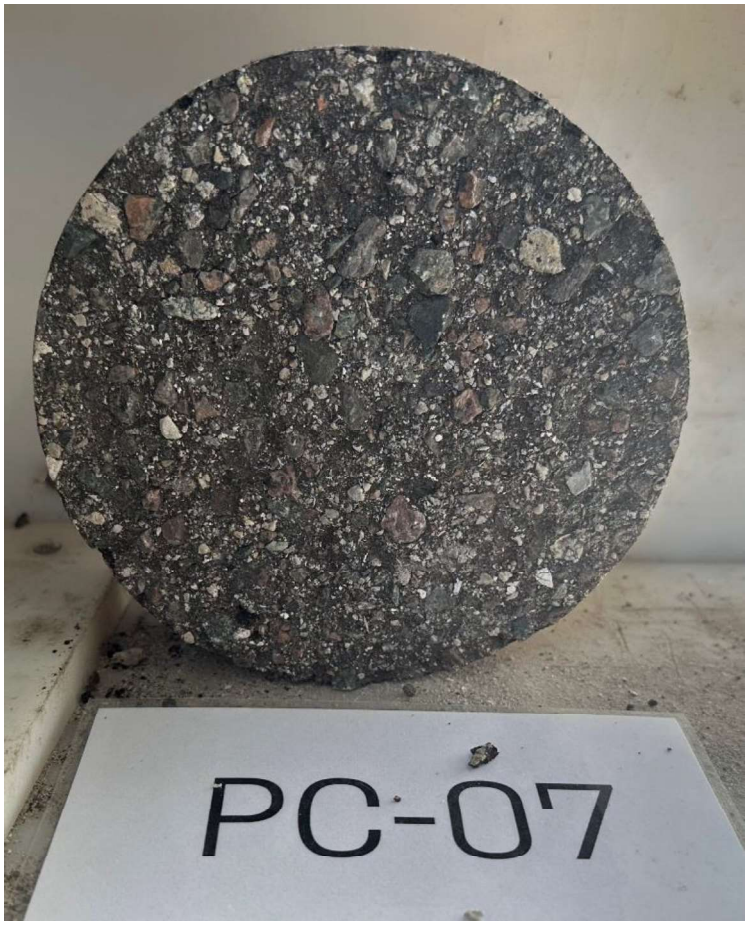

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Pavement Investigation
Venice, Florida

Client: Stantec
AREHNA Project No.: B-25-030
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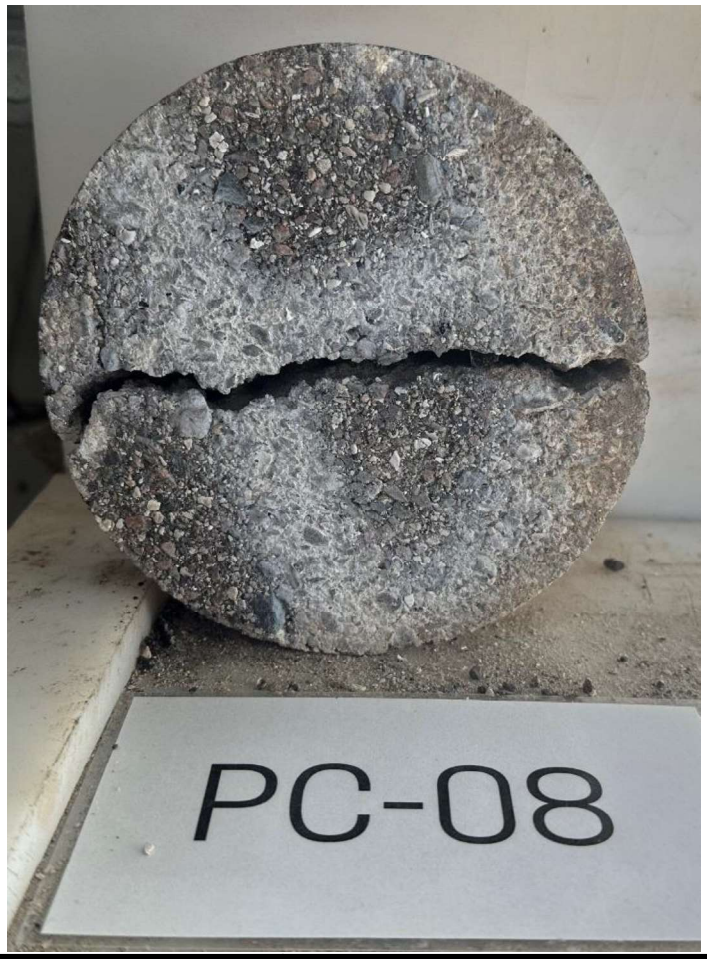
Drawn By: SPS 4/8/25



Toscana Isles
Pavement Investigation
Venice, Florida

Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

AREHNA Engineering, Inc.

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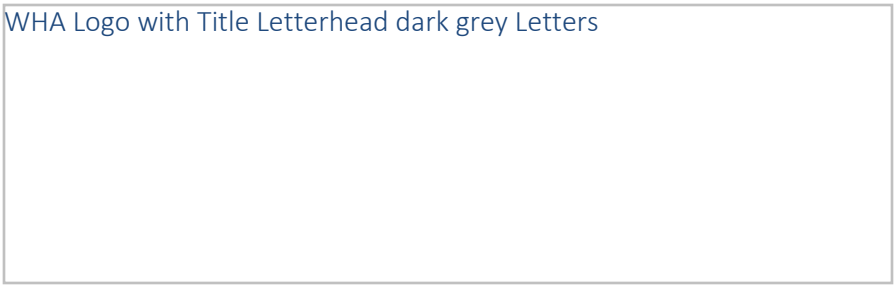
Phone 954.417.8412 ▪ Fax 813.944.4959

PAVEMENT CORE LOCATIONS

Checked By: AT
Drawn By: SPS 4/8/25

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

8



From: Justin Wasserman <jwasserman@wuderm.com>
Sent: Monday, March 16, 2026 9:01 AM
To: Jamie Sanchez <sanchezj@whhassociates.com>
Subject: Re: Toscana Isles - wall damage

Jamie,

Thank you for your help in helping to resolve this matter. I think part of the problem here is that the board doesn't truly understand the nature of the damage to the wall and believes it to be caused from some sort of occurrence during construction. In fact, if you peruse all of the correspondence that was forwarded to you from Willis Smith it is in fact due to a stress fracture, a common occurrence in these situations. Common enough that I took the liberty of making a short trip around the property and identified at least 5 other occurrences and I didn't even go around the entire perimeter. I have attached photos below.

While the District is claiming no fault in the damage, both Willis Smith and WassermanUlitsky Dermatology are equally without fault in the damage as it is simply attributable to poor construction, wear and tear, or perhaps the multiple hurricanes that have plagued the area in recent years. Unfortunately for me it happens to be adjacent to my property, but that is the extent to which this matter involves my practice. I personally think it is incredibly magnanimous on the part of Willis Smith to even offer to contribute any of the repair costs as there is absolutely zero evidence that this issue was caused by them or anybody associated with WassermanUlitsky Dermatology. I encourage the District to take advantage of their generous offer and cut their losses. As far as my practice, I will have to respectfully decline participating in any repair costs.

Thank you,

Justin Ross Wasserman MD, FAAD

Thank you,

Justin Ross Wasserman MD, FAAD

WassermanUlitsky Dermatology
409 Serano Way,
Nokomis, FL 34275
P: (941) 484-8222 F: (941) 486-0316
jwasserman@wuderm.com

From: Jamie Sanchez <sanchezj@whhassociates.com>
Sent: Tuesday, March 10, 2026 2:13 PM
To: Justin Wasserman <jwasserman@wuderm.com>
Subject: Toscana Isles - wall damage

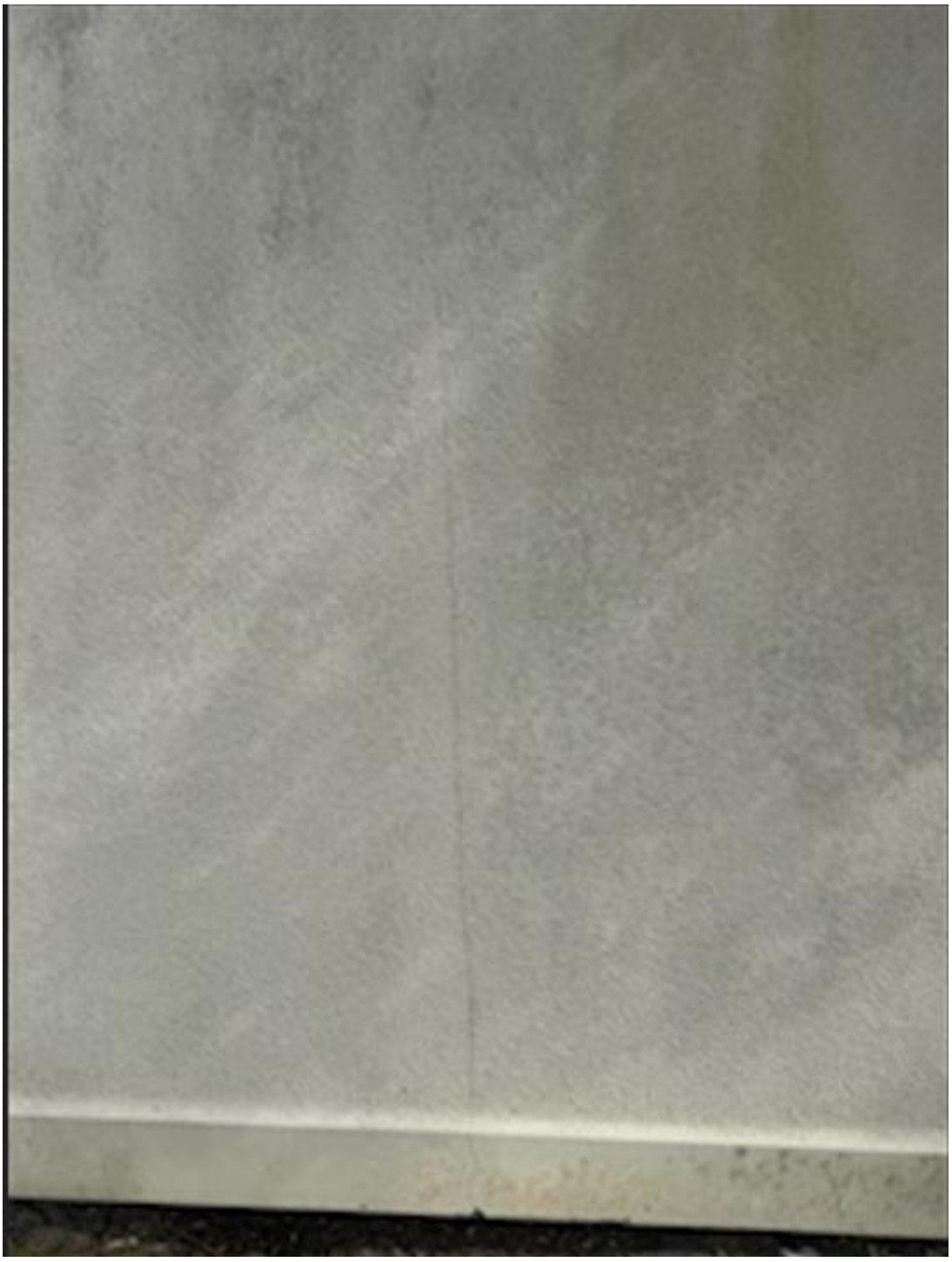
Good afternoon, Dr. Wasserman.

The Toscana Isles CDD Board was made aware that David Otterness with Willis Smith has offered in good faith to pay half the cost of the repairs to the damaged wall in Toscana Isles. The CDD Board is asking for Willis Smith to pay half of the repairs and your dermatology office to pay the other half as the District does not have any fault in the damage. Please let me know how you would like to respond. Alternatively, you are welcome to attend/dial in to the next CDD meeting on April 1st at 10 a.m. and address the Board yourself. Feel free to reach out to me with any questions or concerns.

Thank you,

Jamie

Jamie Sanchez
District Manager
E-Mail: sanchezj@whhassociates.com
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431
Toll-free: (877)276-0889
Phone: (561)571-0010 ext. 135
Cell: (561)512-9027
Fax: (561)571-0013



TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9

February 20, 2026

VIA E-MAIL ONLY – vbabbar@srvlegal.com

Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606

RE: Toscana Isles Community

Dear Mr. Babbar:

Your correspondence dated February 4, 2026, regarding the above-referenced community has been forwarded to me for investigation and response. With respect to this claim, please note I represent D.R. Horton, Inc. and its subsidiaries (collectively, "D.R. Horton"). Accordingly, please direct all future communication, written or otherwise, regarding this claim to my attention.

I have carefully reviewed the Toscana Isles Community Development District's (the "District") allegations regarding the Toscana Isles Community (the "Community") and discussed the same with the Southwest Florida Division. When D.R. Horton's representative walked the Community with the District's representative in July 2025, the majority of the inspection focused on areas of the Community where D.R. Horton's construction activities had concluded years before.[1] Additionally, there was evidence of homeowner maintenance and improvements that likely caused curb and/or sidewalk damage.

As for the areas of the Community that were recently completed, D.R. Horton has already determined which areas of curbing and sidewalk needed repair and made such repairs. These repairs met both Florda Department of Transportation and the City of Venice's standards. Critically, D.R. Horton had several bonds with the City of Venice that specifically related to flatwork in the Community, and each of these bonds was released after the City's inspection and approval of D.R. Horton's work. In light of this, D.R. Horton does not intend to make any additional repairs to the curbing and/or sidewalk or otherwise provide compensation to the District for the alleged damaged curbing and/or sidewalk.

If the District has specific areas of alleged damage in the Community that it would like D.R. Horton to address, D.R. Horton is willing to consider your request upon receipt of ***current*** photographs of the areas of alleged damage and the specific location (lot number, address, etc.) of such alleged damage.

[1] This is consistent with the photographs of cracked curbing that you provided with your February 4 letter, which are all dated November 2020.

Do not hesitate to contact me if you would like to further discuss this matter.

Sincerely,

Hailey Oestreich

Hailey Oestreich
Risk Management & Legal Counsel
Email: HOestreich@drhorton.com

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	$ 198,982	$ -	$ -	$ 198,982
Investments				
Reserve	-	710,364	801,431	1,511,795
Prepayment	-	31,273	26,891	58,164
Revenue	-	1,167,800	1,332,067	2,499,867
Total assets	$ 198,982	$1,909,437	$2,160,389	$ 4,268,808
LIABILITIES				
Liabilities:				
Taxes payable	$ 123	$ -	$ -	$ 123
Total liabilities	123	-	-	123
FUND BALANCES				
Committed				
Restricted for:				
Debt service	-	1,909,437	2,160,389	4,069,826
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	153,914	-	-	153,914
Total fund balances	198,859	1,909,437	2,160,389	4,268,685
Total liabilities, deferred inflows of resources				
Total liabilities and fund balances	$ 198,982	$ 1,909,437	$ 2,160,389	$ 4,268,808

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 2,001	$ 130,907	$ 140,076	93%
Interest and miscellaneous	15	45	-	N/A
Total revenues	2,016	130,952	140,076	93%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	2,600	12,000	22%
FICA	-	200	918	22%
Management/accounting/recording	3,643	18,217	43,721	42%
Debt service fund accounting	644	3,219	7,725	42%
Legal	-	2,450	36,000	7%
Engineering	-	150	5,000	3%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	833	2,000	42%
Trustee	-	10,402	11,236	93%
Telephone	17	83	200	42%
Postage	-	26	500	5%
Printing & binding	42	208	500	42%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	7,606	10,500	72%
Property insurance	-	9,467	8,500	111%
Contingencies/bank charges	121	591	1,500	39%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	4,634	56,227	147,990	38%
Other fees & charges				
Tax collector	30	1,781	2,189	81%
Total other fees & charges	30	1,781	2,189	81%
Total expenditures	4,664	58,008	150,179	39%
Excess/(deficiency) of revenues over/(under) expenditures	(2,648)	72,944	(10,103)	
Fund balances - beginning	201,507	125,915	90,114	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	153,914	153,914	35,066	
Fund balances - ending	$ 198,859	$ 198,859	$ 80,011	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED FEBRUARY 28, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 11,201	$ 732,649	$ 783,962	93%
Assessment prepayments	-	14,091	-	N/A
Interest	3,335	20,595	-	N/A
Total revenues	14,536	767,335	783,962	98%
EXPENDITURES				
Principal	-	225,000	225,000	100%
Interest	-	263,981	521,494	51%
Tax collector	168	9,743	12,249	80%
Total expenditures	168	498,724	758,743	66%
Excess/(deficiency) of revenues over/(under) expenditures	14,368	268,611	25,219	
Fund balances - beginning	1,895,069	1,640,826	1,596,293	
Fund balances - ending	$ 1,909,437	$ 1,909,437	$ 1,621,512	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED FEBRUARY 28, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 15,496	$ 1,013,653	$ 1,086,623	93%
Interest	3,520	23,130	-	N/A
Total revenues	19,016	1,036,783	1,086,623	95%
EXPENDITURES				
Principal	-	290,000	290,000	100%
Interest	-	388,222	769,194	50%
Tax collector	233	13,480	16,978	79%
Total expenditures	233	691,702	1,076,172	64%
Excess/(deficiency) of revenues over/(under) expenditures	18,783	345,081	10,451	
Fund balances - beginning	2,141,606	1,815,308	1,732,657	
Fund balances - ending	$ 2,160,389	$ 2,160,389	$ 1,743,108	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 1, 2025	**Regular Meeting**	**10:00 AM**
November 5, 2025 CANCELED **NO QUORUM**	~~**Regular Meeting**~~	~~**10:00 AM**~~
December 3, 2025	**Regular Meeting**	**10:00 AM**
January 7, 2026	**Regular Meeting**	**10:00 AM**
February 4, 2026	**Regular Meeting**	**10:00 AM**
March 4, 2026	**Regular Meeting**	**10:00 AM**
April 1, 2026	**Regular Meeting**	**10:00 AM**
May 6, 2026	**Regular Meeting**	**10:00 AM**
June 3, 2026	**Regular Meeting**	**10:00 AM**
July 1, 2026	**Regular Meeting**	**10:00 AM**
August 5, 2026	**Regular Meeting**	**10:00 AM**
September 2, 2026	**Regular Meeting**	**10:00 AM**

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Janneli Sanchez	PAUL SCHMITT
Print Name	Print Name
12/7/26	1/7/2026
Date	Date