

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on April 1, 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	Vice Chair II
Michael Traczuk	Assistant Secretary
Paul Schmitt (via telephone)	Assistant Secretary

Also present:

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

Residents present:

Jeff Munzing	Carlo Quintiliani	Other residents
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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. Supervisors Contardo and Schmitt attended via telephone.

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 March 4, 2026 Regular Meeting Minutes

The following changes were made:

Line 12: Change “Assistant Secretary” to “Vice Chair II”

Line 203: Insert “If” before “The”

Line 229: Change “would” to “could”

Line 134: Change “might” to “would”

Line 230: Change “builder” to “developer”

On MOTION by Mr. Traczuk and seconded by Mr. Schmitt, with all in favor, the March 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 Jeff Munzing stated the bridge weight limit is 20 tons; an empty concrete truck is below the limit, but a truck loaded with concrete exceeds the weight limit for the bridge. He hopes that, in the future, another route not using bridges will be available. He expressed concern that trucks carrying concrete masonry units might also exceed the weight limit.

SIXTH ORDER OF BUSINESS

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

Mr. Babbar stated that he received the City’s response to his public records request. It appears that the City does not have a formal checklist outlining its process for inspecting privately constructed roads or releasing the associated bond. The major corrections required of the

Developer related to striping, signing and landscaping issues. The City did not require any core samples or certificate from the Developer or the Engineer regarding completion of the project. There were some compaction reports from a separate engineering firm to confirm that compaction was performed correctly. City Attorney Kelly Fernandez advised that the City's position is that the City does not ensure that infrastructure is constructed in accordance with its standards; the City relies on the Developer's representations and, in the event of any issues, the CDD's recourse would be with the Developer or the contractor. The City will not get involved or change its standards; there is no performance requirement to inspect or follow up. Ms. Fernandez stated the Engineer reported that litigation was threatened and, as a result, all future correspondence from the CDD should be directed to the City Attorney.

Mr. Blaser voiced his belief that the City Attorney understands that the CDD is not contemplating suing the City; rather, the CDD is looking to the City to apply pressure to the builder and the Developer, both of whom build roads for the City and for other CDDs within the City. Mr. Babbar concurred and stated he made it very clear that the CDD only seeks the City's assistance; however, the City does not want to be involved.

Mr. Blaser asked if the City of Venice or other cities have sued Developers for failure to meet road construction standards. Mr. Babbar stated that question was not asked; however, when asked if the City is aware of any similar situations in the City of Venice, Ms. Fernandez stated there were none.

Discussion ensued regarding documentation provided by the City, correspondence with the Developer, and whether the CDD should send a letter to the builder and the Developer regarding this matter.

Mr. Babbar will provide a draft letter to be revised and sent by District Management.

The Sixth and Seventh Orders of Business will be removed from the agenda and be replaced with a Continued Discussion item.

SEVENTH ORDER OF BUSINESS

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

This item was discussed during the Sixth Order of Business and will be removed from future agendas.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Damaged Wall

Ms. Sanchez recalled previous discussions about the damaged wall. Per the Board's direction at the last meeting, she contacted the construction company and the dermatology office regarding the repair costs. While the construction company is willing to pay 50% of the cost, the Dermatologist declined to participate in any repair costs.

Discussion ensued regarding the Dermatologist's response, the damage to the wall, the HOA's quote for the repairs, the CDD's role in addressing the issue and ownership of the wall, the delay between when the damage occurred and when the CDD was notified, the matter of whether the wall was insured at the time of the damage, disagreements between the HOA and the CDD regarding responsibilities, legal considerations, HOA maintenance of CDD property, ambiguity in the current Agreement between the CDD and the HOA, whether the HOA or the CDD should manage the repairs, and lack of funds budgeted by both entities,

Mr. Blaser suggested an agenda item be added for Board discussion of the CDD taking over maintenance of all CDD properties due to ambiguity in the Maintenance Agreement, including continuing all current HOA contracts.

Discussion ensued regarding the difference between maintenance and repair, the HOA's assertion that it should not have to maintain roads built incorrectly while controlled by the CDD and eliminating the adversarial nature of the Agreement.

The discussion will be added to the next agenda.

The consensus was that the CDD will not remain involved with the matter of the damaged wall. All information gathered thus far will be forwarded to the HOA.

NINTH ORDER OF BUSINESS

Update: Correspondence from D.R. Horton Regarding Construction Defects

Mr. Blaser noted that the agenda item title should be updated to state "Damage" rather than "Defects".

Discussion ensued regarding correspondence from D.R. Horton; a very large email file that Ms. Sanchez submitted to D.R. Horton which included photographs and addresses; damage observed and whether the extent of the damage indicates a construction defect; damage caused by construction vehicles; and documenting the damage to the curbing.

Mr. Babbar will follow up with D.R. Horton.

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

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

Mr. Blaser stated that sovereign immunity limits have nearly doubled, so it is likely that insurance premiums will also rise. Mr. Babbar stated the bill also reduced the Statute of Limitations from four years to two years, which will also impact premiums.

Discussion ensued regarding property insurance coverage and premiums.

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker

Mr. Babbar reported that the HOA recorded the Deed for Tracts 700 and 701. He discussed bills being considered during the Legislative session related to recall elections in certain special districts.

B. District Engineer: AM Engineering, LLC

Ms. Sanchez stated Ms. Claybrooke confirmed that a Traffic Study is not needed in conjunction with the HOA’s request to install additional stop signs; it is up to the CDD to decide if the signs should be installed. With regard to the FDOT reflectors, Ms. Claybrooke indicated that, although the reflectors she recommended are designated for nighttime, she still recommends them for use during daytime.

Mr. Blaser asked if a ruling or recommendation was issued regarding the HOA’s current reflectors on the islands. Ms. Sanchez stated none was issued. Mr. Blaser asked for a picture of

the reflectors to be sent to the District Engineer so a determination can be made as to their legal sufficiency. Mr. Blaser stated he will take the picture so that a determination can be made by the District Engineer and the matter with the HOA can be settled.

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

Ms. Sanchez stated she made numerous attempts to confirm pricing for Tracts 14 and 17. Despite several attempts to call and submitting the information electronically, she has not heard back from Realtor Ashley Bloom. She will continue following up frequently.

Mr. Blaser motioned to approve installation of the stop signs requested by the HOA. It was noted that the HOA would pay for the stop signs and that the signs must be comparable to existing signs.

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the HOA’s request to install additional stop signs in designated areas, subject to comparability to existing signs, at the HOA’s expense, was approved.

- **NEXT MEETING DATE: May 6, 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

Resident Carlo Quintiliani provided additional information, including the names and telephone numbers of the law firms associated with a previously discussed agenda item related to the purchase of Tracts 14 and 17.

Mr. Munzing pointed out that, in an engineering drawing, Item 9.1 shows that the curbing pads would have had a concrete pad underneath them. He read, “All concrete pads shall meet the same structural and compaction standard as the roads. These pads will extend at least 12” beyond the curb.”

Discussion ensued regarding the drawing and discussions with the Developer.

Speaking on behalf of the HOA, resident and Master HOA Board Member Diane Jochum voiced her opinion that a discussion is needed regarding maintenance and repairs on CDD property. She believes the wording is lacking, and that the wall repair should be considered a repair for damages, rather than routine maintenance. She does not believe the wall was constructed incorrectly and stated that the HOA did not insure it because the HOA does not own it. She voiced her agreement about sending a letter to Mr. Peshkin.

Mr. Blaser asked if the HOA repaired other CDD properties in the past. Ms. Jochum replied affirmatively and stated that the gates were repaired out of necessity.

Discussion ensued regarding setting a precedent, previous repairs, and financial considerations related to litigation.

Ms. Jochum expressed support for the discussion of whether the CDD should take over maintenance of CDD property.

Mr. Blaser thanked Ms. Jochum and other attendees for participating in the meeting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair