

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

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on May 6, 2026 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

Scott Blaser
James Collins
Paul Schmitt

Chair
Vice Chair II
Assistant Secretary

Also present:

Jamie Otero
Vivek Babbar (via telephone)
Diane Jochum

District Manager
District Counsel
Resident and Master HOA Board Member

Residents present:

Lisa Hart
Tom Hart
Sue Perry

Dennis Koroll
Bill Ambrose
Paula Steinert

Roberta Cowles
Harry Macrocco
Stephen Sarago

Maryann Bozich-DiLuigi
Helen Newmerzychj
Anthony Nicholas

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 Schmitt were present. Supervisors Contardo and Traczuk were absent.

SECOND ORDER OF BUSINESS

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

Mr. Blaser referred to Resolution 2021-05 and explained the Public Comments protocols.

Mr. Schmitt asked if this item can be eliminated from future agendas, as it is no longer relevant. Mr. Blaser stated he will skip over it when there are no new attendees in the audience but he noted it, since there are a few new attendees today. He would like this item to remain on the agenda as a reminder.

On MOTION by Mr. Collins and seconded by Mr. Schmitt, with all in favor, the April 1, 2026 Regular Meeting Minutes, as presented, were approved.

FOURTH ORDER OF BUSINESS

Chairman’s Opening Remarks

Mr. Blaser had no opening comments.

FIFTH ORDER OF BUSINESS

Public Comments

Resident Sue Perry stated there will be a Teams Meeting on May 7, 2026 at 5:00 p.m., regarding the City running a line through the north entrance, underneath the 50’ Leo San Marco easement, near the weir on Tract 17. Ms. Perry discussed a recent joint meeting between the HOA’s insurance carrier Shepherd and the CDD’s insurance carrier Egis, a need to confirm legal coverage for a Tract 17 lawsuit, the need to identify overlapping insurance coverage between the HOA and the CDD, a recent dock purchase, and DNO coverage. She previously sent the Board Members a packet listing what the CDD and the HOA each owns, and overlapping of insurance.

Mr. Blaser stated the CDD obtained insurance for the dock; however, because the HOA is responsible for its maintenance, someone can sue naming the HOA due to improper or lack of maintenance. Regarding the easement, Mr. Blaser stated the CDD has little to say about the project other than being notified of the City’s plan to use an easement within its property.

Resident Diane Jochum asked if the CDD was asked for permission to go underneath the road entrance to run a line through the easement, asked if Zoom meetings are required, and asked for the status of a CDD land purchase transaction. Mr. Blaser stated an entity that wants to breach the easement should seek permission from the CDD, as it is the property owner. He stated governmental entities are not required to offer Zoom meetings. A progress report about the land purchase will be given during Staff Reports.

Resident Stephen Sarago stated he is speaking on behalf of many homeowners within the CDD who believe their properties have depreciated significantly due to a severe loss of vegetation and foliage from hurricanes and nearby factories. He discussed being referred to the Architectural Review Committee (ARC) for assistance, DR Horton’s failure to disclose the factories behind the wall which leads to dust settling on homes and lanais, noise pollution and a foul odor

in the air. He asked if residents need the Board's approval to broker a deal with the factories to see if they can help and about reinstalling the vegetation. A member of the public stated the HOA held a recent community meeting wherein the Mayor attended and addressed the ongoing issues caused by the factories. He suggested homeowners monitor what is going on and report their findings to the City Council who will follow up with the factory owners and other businesses behind the wall.

Discussion ensued regarding the nearby Industrial Park, what residents can do to resolve the issues, the City Council and the HOA's maintenance responsibility.

Mr. Sarago stated he did a lot of research before addressing the Board and learned that the industrial companies approached the City when this community was being built and cautioned them against approving development of a community so close to an industrial area because of the dust, noise and issues that some residents are currently experiencing. The City signed off on the complaints about building the community, the same way they are complaining about another CDD that is going to be built in front of the industrial park.

Mr. Babbar stated, regarding the easements based on Ms. Perry and Ms. Jochum's research, the email indicated that the easement is on CDD roadways but, obviously, the City will have to loop in the CDD if that is the case, and more information will be obtained during a meeting tomorrow.

SIXTH ORDER OF BUSINESS**Continued Discussion: Roadways**

Ms. Otero stated John Peshkin emailed her about the roadways and she promptly forwarded it to the Board Members. Mr. Schmitt stated Jeff Munzing previously expressed doubts that the curb is supported by a sufficient footing and asked if anyone looked into that.

Discussion ensued regarding how Mr. Munzing came to his conclusion, Mr. Schmitt's observation that 20-ton cement trucks have caused the small bridge to sink by 4", and what the HOA and the ARC are doing to keep construction vehicles from going over the bridges.

Ms. Otero read the following letter from Mr. Peshkin into the record:

"I am in receipt of your letter dated April 13, 2026 and the associated geotechnical report dated April 14, 2025 from Arehna Engineering sent on behalf of Toscana Isles CDD, describing the concern with the roadways in the community. Representatives of LALP Development LLC, reviewed their report and visited the community to inspect the condition of the roadways,

inclusive of the eight pavement core locations referenced in the Arehna report. your request for the name and contact information for the construction companies that constructed the roadways along with any other applicable information such as warranties, specifications, agreements and construction schedules, is perplexing, since the Toscana Isles CDD constructed the roadways, and all warranties, specifications, agreements and construction schedules relating to roadways are included in the records of Toscana Isles CDD. Although the requested files are already in the possession of the CDD, as a gesture of goodwill, LALP Development LLC, is willing to assist the Toscana Isles CDD to interpret any document within its files. I am pleased to advise that after our site inspection, we conclude that the roadways are in good condition and there has been no perceptible change or deterioration in the condition of the roadways in the years since construction. The minor cracks in the pavement are to be expected when constructing roadways utilizing soil, cement, treated shell-base, which is a proper base material and was approved as such by the City of Venice. These cracks reflect the base cracking as designed and do not represent a defect in the roadways. Based on the findings in the Arehna Report, it would appear the Engineer is not familiar with the City of Venice approved soil, cement, treated shell-base design, which is constructed with a mixture of shell and cement. The Arehna Report states in general, there is an issue with the pavement base material. A mix of sand and shell is not proper base material. Furthermore, the specific test results obtained by Arehna do not seem to match the actual conditions onsite. As an example, they reference LBR results ranging from 1 to 93. Testing conducted on behalf of the Toscana Isles CDD at the time of construction indicated an LBR for all base material in excess of 100, in accordance with City of Venice requirements. Based on this, I recommend that Arehna review the approved construction plans and test results in the files of the CDD to become familiar with the approved design and tests, which confirm construction met the approved standards. LALP Development stands ready to answer any questions and would like to maintain a supportive relationship with the CDD.”

Mr. Blaser stated the letter should be forwarded to the Engineer who did the testing for the CDD to obtain their feedback.

A Board Member commented that Mr. Peshkin only addressed the base and ignored several other flaws in the roadway determined by the Engineers, such as the amount of top cover.

Mr. Schmitt thinks the letter means nothing except that it noted that the CDD has the information. Asked if the CDD has the roadway information, Ms. Otero stated Staff has all documents of record with the CDD in its files and can retrieve them if requested.

Discussion ensued regarding conflicting and misleading information related to the roads, whether the latest core samples were sent to the District Engineer, inviting Mr. Peshkin to a meeting to discuss his findings, the City's requirements, broken concrete at the borders of the pavers in the first roundabout, trip hazards, and which entity is responsible for the repairs.

Per Mr. Blaser, Mr. Schmitt will email photographs of the damaged bridge to Ms. Otero for dissemination to the Board.

Ms. Otero stated, if the Board is amenable, Staff can send an Engineer to inspect the small bridge and roads. The Board was receptive to Ms. Otero's suggestion.

SEVENTH ORDER OF BUSINESS**Discussion: Maintenance on CDD Assets**

Mr. Blaser stated he asked for this item to be on the agenda since it must be approved or denied by October, when Fiscal Year 20274 commences. He thinks it behooves the community for the CDD to take over maintenance of CDD property from the HOA for several reasons. He discussed the advantages of the CDD taking over maintenance, including it being easier for the CDD to obtain FEMA reimbursement funds and bond funds to repair retaining walls, lakes and roads; reducing HOA insurance costs; reducing upfront costs to homeowners; obtaining better prices from vendors due to the CDD being tax-exempt; the CDD being able to efficiently control CDD asset maintenance and costs; CDD's ability to collect assessment; creating a higher level of transparency when large projects are underway; and the ability to set up an inter-agency agreement with the City of Venice.

Mr. Schmitt voiced his objections to the CDD taking over maintenance from the HOA.

Discussion ensued regarding whether the CDD would contract with a Property Management company to oversee maintenance, how District Management will facilitate the transition, the need to schedule a workshop with the HOA Board to discuss transition details, possibly lowering HOA fees, potential assessment increase for Fiscal Year 2027, the HOA previously being denied reimbursement by FEMA, what repairs the CDD will be responsible for after maintenance is transferred, and whether to rush the process or defer transition.

Ms. Otero stated the HOA will need to send her all the maintenance agreements for CDD assets in order to obtain annual numbers, and a proposal for Field Operations, including a scope of work, so she can produce a mock budget to distribute before the next meeting.

Mr. Babbar stated, with respect to insurance, since the CDD is a governmental entity, it has sovereign immunity and liability is capped, whereas the HOA does not have a cap. Most of his CDD clients maintain their own infrastructure.

This item will be removed from the agenda.

EIGHTH ORDER OF BUSINESS

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

Mr. Babbar stated preparation of the documents is underway. The response letter to DR Horton will be sent next week and Ms. Otero will email it to the Board.

This item was deferred.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2026

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.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker

Asked about the easement, Mr. Babbar thinks a copy of the email should be sent to the District Engineer, as they need to be made aware if CDD property is going to be impacted. As stated earlier, if something is required by the City with respect to expanding utilities, the CDD might not have much of a say in the work; however, it is advisable for the District Engineer to obtain copies of the related documents and monitor the project.

B. District Engineer: AM Engineering, LLC

Regarding the requests for reflectors in the islands, Ms. Otero stated there was a response. Asked if reflectors in the roundabouts can be upheld even though they are non-standard, Mr. Babbar stated if the District Engineer thinks they are not a hazard, they can remain. Ms. Otero stated the District Engineer indicated the reflectors are technically permissible.

Discussion ensued regarding removing the reflectors on the islands, whether the curb can be painted with clear reflective paint, whether to install signage, and tubular markers.

Mr. Blaser motioned to have the non-standard reflectors on the islands removed.

The motion died for lack of a second.

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

- **1,415 Registered Voters in District as of April 15, 2026**
- **NEXT MEETING DATE: June 3, 2026 at 10:00 AM [Presentation of FY2027 Proposed Budget]**

Ms. Otero responded to questions regarding the budget adoption process.

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

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

Mr. Sarago asked how much assessments will increase if the CDD takes over maintenance of the assets and how it will impact home sales.

Ms. Perry asked the Board to do its due diligence before transferring maintenance. She supports holding the joint workshop. She discussed the reserves and possible reduction in HOA quarterly dues. She would prefer a Property Management company to the Board.

Resident Roberta Cowles stated she was on the Finance Committee and worked on budgets, which take into consideration the contracts for all ongoing maintenance projects that the CDD is proposing to take on. Insurance is high because the HOA performs maintenance. She is a proponent of the asset owner being responsible for the maintenance and the insurance.

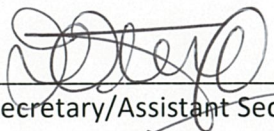
Maryann Bozich-DiLuigi thanked the Board for the letter to the Developer on the residents’ behalf and asked if it can be posted on the CDD website for residents, with a copy sent to the HOA. She asked about adding workshops to discuss the Fiscal Year 2027 budget to facilitate additional discussions and streamline the regular meetings.

Discussion ensued regarding the difference between workshops and regular meetings.



THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the meeting adjourned at 11:54 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair

