MINUTES OF MEETING
TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on June 3, 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	Assistant Secretary

Also present:

Jamie Otero	District Manager
Vivek Babbar (via telephone)	District Counsel
Bobbie Claybrooke (via telephone)	District Engineer
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Bill Ambrose Roberta Cowles   Jeff Munzing   Maryann Bozich-DiLuigi
Dennis Koroll Stephen Sarago

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Blaser called the meeting to order at 10:00 a.m.

Supervisors Blaser, Collins, Schmitt and Traczuk were present. Supervisor Contardo attended via telephone.

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.

THIRD ORDER OF BUSINESS **Approval of May 6, 2026 Regular Meeting Minutes**

The following changes were made:

Line 77: Change “Mr. Schmitt” to “A member of the public”

Line 105 and throughout: “Marina” to “Arehna”

On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the May 6, 2026 Regular Meeting Minutes, as amended, were approved.

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

Mr. Blaser deferred his remarks until the Twelfth Order of Business.

FIFTH ORDER OF BUSINESS **Public Comments**

Resident Jeff Munzing asked the Board Members when each was elected to the Board. Ms. Otero provided the dates.

Resident Stephen Sarago asked if the CDD is taking over maintenance of the wall by Vinadio and Soliera. He stated they are organizing for the HOA Chair to see people who are going to push this forward, as he thinks something needs to happen for the sake of the entire community. They also decided to gather information through independent studies and issues. He noted possible legal remedies for the situation.

Ms. Otero stated the decision of whether or not to incorporate a field operations budget in the Fiscal Year 2027 budget will be made during the Sixth Order of Business.

- **Staff Reports, District Engineer: AM Engineering LLC**

This item, previously Item 11B, was presented out of order.

Ms. Claybrooke stated she completed inspections and is still reviewing the geotechnical information on the crosswalk concrete cracking, paver cracking, and some concrete on the culvert crossing. Further research of the statements and status of the pavements outlined in the letter from the Master Developer is underway. She hopes to provide a remedy for each item within the next two weeks or by the next meeting. Ms. Otero asked if her opinion on the letter regarding the easement was ready. Ms. Claybrooke asked her to email her the information.

Mr. Schmitt referred to the City's roadway section specifications behind the Ninth Order of Business and asked if the box underneath the curb is supposed to be a concrete footing and if the crosses in the subgrade extend to the boxes.

Ms. Claybrooke confirmed that they have the same specifications, which states all curb pads shall meet the same structural and compaction standards as the road subgrade; these pads will extend to at least 12" beyond the curb. Regarding core samples, Ms. Claybrooke stated she received the core samples and is reviewing them relative to the specifications from the City.

Mr. Collins asked if the City changed the standards to the base of the roads from when the roads were built around 2015/2016 and 2022, respectively.

Ms. Claybrooke stated it is possible. She will compare them and present her findings at the next meeting. Regarding a request for the actual dates the roads were built, Ms. Otero stated she will review the files. Ms. Claybrooke was asked to attend the next meeting in person.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2026/2027; Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date**

Mr. Blaser presented Resolution 2026-03.

Ms. Otero stated she spoke to each Board Member individually about the proposed Fiscal Year 2027 Budget and the addition of Field Operations. She voiced concern about approving the proposed Fiscal Year 2027 budget to set the public hearing, as she believes the lake maintenance and entry gate services contracts and the proposal for Field Operations Management she received from the HOA, among other things, are insufficient and seem to indicate that HOA Staff is not on the same page as the CDD.

Mr. Blaser stated that, although he is in favor of the CDD taking over Field Operations & Maintenance (O&M) of CDD property from the HOA, he proposed deferring the transition until Fiscal Year 2028 to allow time to determine the accurate costs and project scope.

Discussion ensued regarding the suggestions that the HOA track time and itemize the costs of O&M of the CDD assets for the next six months to a year.

Distribution of emails between Ms. Otero and various HOA parties supporting her concerns and Board Members requesting a copy of the HOA Maintenance Agreement, were discussed.

Ms. Otero distributed and reviewed a proposed Fiscal Year 2027 budget without Field Operations, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

Discussion ensued regarding a suggestion to increase the Engineering budget to address potential roadway issues, the recommendation to use unassigned funds to offset an assessment increase, possibly implementing a reserve program, and the CDD emailing direction to the HOA to follow up with the wall contractor for confirmation to provide the CDD a 50% discount to repair the wall the following year.

The following changes were made to the proposed Fiscal Year 2027 Budget:

Page 1, Engineering line item: Change “5,000” “$20,000”

The Board’s direction was to utilize fund balance to avoid a year-over-year assessment increase.

On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, Resolution 2026-03, Approving the Proposed Fiscal Year 2026/2027 Budget distributed in the meeting, as amended; Setting a Public Hearing Thereon Pursuant to Florida Law for September 2, 2026 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

2026/2027 and Providing for an Effective Date

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.

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

Ms. Otero distributed the response from Arehna. Collection of data is underway and, once completed, it will be put in the drop box for the Board to access.

This item was deferred.

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

Mr. Babbar stated he will follow up with D.R. Horton about responding to his letter that was emailed to the Board on May 26, 2026. Ms. Otero stated she will resend the email.

This item was deferred.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2026**

On MOTION by Mr. Traczuk and seconded by Mr. Collins, with all in favor, the Unaudited Financial Statements as of April 30, 2026, were accepted.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Straley Robin Vericker

B. District Engineer: AM Engineering, LLC

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: July 1, 2026 at 10:00 AM**
  - **QUORUM CHECK**

Ms. Otero reminded the Board Members to file Form 1 electronically by July 1, 2026.

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

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

Mr. Contardo voiced his opinion that, based on the overgrowth, the lakes are not being maintained. He is concerned it could impact property values if not addressed. Mr. Blaser stated the lakes were treated for overgrowth; another treatment will take place based on protocol as to when it is safe to do so.

Mr. Traczuk asked for a copy of the packet from Ms. Perry listing the CDD and HOA assets. Ms. Otero stated she will email the District Engineer's Inspection Report, which has the same information.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Sarago asked about conducting an independent audit of CDD related expenses to avoid delaying transitioning Field Operations O&M to Fiscal Year 2028.

Mr. Blaser stated the CDD must follow the governmental accounting system, and, without the actual costs, the CDD cannot transition the O&M costs. Ms. Otero stated it is not feasible, as it requires preparing a Request for Proposals (RFP) for Auditing Services, and completing the process would exceed the deadline to adopt the Fiscal Year 2027 budget.

Resident Bill Ambrose referred to a comment in Mr. Peshkin's May 5, 2026 letter about the CDD roadways. He asked why the roadways must be conveyed from LALP Development to the CDD if the CDD constructed the roadways.

Mr. Blaser thinks Mr. Peshkin's comment dealt with why the CDD signed off on the roads. The CDD built the roadways via LALP Development.

Resident and Master HOA Board Member Diana Jochum asked the Board to consider taking over for Lake Management and entry gates O&M responsibilities in Fiscal Year 2027 since the figures are accurate, while the HOA itemizes the CDD & HOA Landscape Common Area Project scope and costs for the Fiscal Year 2028 budget.

Ms. Otero reviewed the necessary next steps if the Board decides to proceed in this way. No further action was taken.

Mr. Munzing referred to the drawing "ENG3#9" that states a pad is under the existing curbs. He believes 19 to 20 miles of roads and curbing are prematurely failing, including the road repairs that were done in the interim because the concrete pad is not in place. He asked the Board and Ms. Otero to review all correspondence from 2016 to the date the roads were signed off on, which includes letters from Mr. Hayes, of LPT Engineering and ANTIS US Engineering, stating the roads failed, as well as stating the core samples failed. Regarding the request, Ms. Otero stated she only takes direction from the Board. Mr. Munzing stated he will provide Ms. Otero with the letters.

The Board agreed to extend the public comments 3-minute limit for Mr. Munzing and anyone else who wishes to speak.

Mr. Munzing asked the Board to keep in mind that only one section of the wall failed, nothing else has failed. If the exposed rebar at 139 Toscavilla Boulevard will be addressed, he thinks the cracked bridge pavers should be repaired then power washed and sealed. He thinks Mr. Peshkin's letter is an opinion, not facts.

It was noted that Ms. Claybrooke's findings would answer most of his questions. The Board agreed at the last meeting that Mr. Peshkin's letter was based on opinion.

Ms. Jochum thinks allotting two hours for the Field Operations Manager is ample time.

Resident Dennis Koroll thinks the "Preliminary Drawings" will show what is under the pavers on the bridge. The drawings and stormwater permitting information are on the flash drives he provided Ms. Otero about a year ago.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the meeting adjourned at 11:37 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

____
Chair/Vice Chair