

**MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Sarasota National Community Development District's Board of Supervisors was held on Tuesday, April 17, 2018, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present at the meeting were:

Matthew Koratich	Assistant Secretary
Terry Kirschner	Assistant Secretary
Rhonda Brewer	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Michael Eckert	District Counsel
Patrick Healy	District Engineer
Dave Caldwell	Lennar/WCI Communities, LLC
Karen Vitone	Resident
Joe Dicaplore	Resident
Carol Light	Resident
Joan Trasher	Resident
Rinotta Diangelo	Resident
Jim Lamb	Resident
Jim Campbell	Resident
Rene Salvadore	Resident
George Kirland	Resident
Joe Vitone	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Koratich, Kirschner and Brewer were present, in person. Supervisors Ernst and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments – Agenda Items [3-Minute Time Limit]

Ms. Karen Vitone, a resident, asked whether funds were being allocated in the proposed Fiscal Year 2019 budget for lake bank erosion repairs and asked what that entailed. Mr. Adams

stated that lake bank erosion repairs would occur only if it is within the boundaries of the lake itself and not up the bank, caused by runoff from an adjacent property. Going forward, for any erosion originating from runoff coming from an adjacent property, the CDD will request that the resident complete those repairs first and, in turn, the CDD would complete its repairs.

Mr. Joe Dicaplore, a resident, asked who determines whether the runoff is originating from the adjacent property. Mr. Adams stated that CDD Management and the District Engineer would make the determination.

Ms. Vitone asked who determines if the erosion was caused by the Developer not grading the property correctly. Mr. Adams stated that CDD Management, the District Engineer and the Developer would review specific criteria to make that determination.

Ms. Carol Light, a resident, asked if the homeowner could participate in making the determination. Mr. Adams responded affirmatively and explained the process. Ms. Light asked for further clarification of the expenses associated with the "Water management & wetland maintenance" budget line items. Mr. Adams stated expenditures were associated with preserve maintenance, eradicating exotic and invasive materials, replanting and monitoring and reporting requirements. Ms. Light is concerned with the aesthetics of Copperleaf Drive, once the cattails are eradicated, which has been an ongoing issue for nine months, and requested participation in the process, along with an outline and timeline for the project. Mr. Adams explained that, to date, the CDD was coordinating with the Contractor on the timeline for removal of those materials; he was just made aware of this issue about one month ago, as prior emails were sent to an incorrect email address.

In response to a request, Mr. Adams explained the CDD's procedural process for publicizing and posting individual CDD meetings, the annual meeting schedule and the CDD website.

Mr. Dicaplore asked if the CDD had the same life as the ownership of the community for the members, meaning, when it reaches 90%, the community takes over. Mr. Adams replied no and explained the process and criteria in which residents could obtain control of the CDD Board, through the General Election process. Mr. Eckert stated the CDD must remain in existence as long as the community has outstanding bonds or is required to maintain certain infrastructure.

Ms. Joan Trasher, a resident, asked for clarification of the “Other contractual services’ line item increase, under Water management and wetland maintenance. Mr. Adams stated this would be explained during the Third Order of Business.

Ms. Rinotta Diangelo, a resident, asked who was responsible for watching the water levels. Mr. Adams stated that the CDD has no responsibilities with regard to the water levels in the lakes; it is a matter of nature. He explained that the control structure’s purpose was to control the elevation in the ponds. In response to Ms. Diangelo’s question of whether water was being pumped from one lake and put into another, thus, creating a sink hole, Mr. Adams stated he was not aware of that ever occurring. He explained the dewatering process, which is regulated by a permit and monitored by local authorities, most likely Sarasota County and/or the Southwest Florida Water Management District (SWFWMD). Mr. Caldwell confirmed that Sarasota County personnel inspect periodically and well as SWFWMD visits monthly or quarterly. Ms. Diangelo and others were advised to discuss this matter with the Developer.

Mr. Jim Lamb, a resident, asked for the interest rate of the bonds and if homeowners could pay off their portion. Mr. Adams stated that the interest rate is 5.3%; he should contact the CDD office and request a payoff amount.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-04, Approving the Proposed Budgets for Fiscal Year 2018/2019; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2018-04. He reviewed the proposed budget and explained line item increases and decreases. Assessments were increasing due to expanding the preserves maintenance and monitoring and littoral planting programs.

Mr. Lamb asked if the assessments for the undeveloped lots were the same as the completed and sold lots. Mr. Adams replied affirmatively, except for costs of collection and early payment discounts and explained the differences between on-roll and off-roll assessments.

Mr. Jim Campbell, a resident, asked for an explanation of the variances between the Fiscal Year 2018 actual budget versus the proposed Fiscal Year 2019 budget. Mr. Adams stated the information was located on Page 4 of the proposed Fiscal Year 2019 budget. The increase was primarily for preserves, littoral plants and monitoring. The breakdown could be provided.

On MOTION by Mr. Kirschner and seconded by Ms. Brewer, with all in favor, Resolution 2018-04, Approving the District's Proposed Budgets for Fiscal Year 2018/2019; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for August 14, 2018 at 2:00 p.m. at Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Notice of General Election: November 6, 2018

- A. Official Candidate Qualifying Period: Noon, June 18, 2018 – Noon, June 22, 2018**
- i. Candidates May Pre-Qualify Beginning June 4, 2018 at 10:00 A.M.**

Mr. Adams stated that the District met the criteria to begin transitioning two seats to the General Election. Of the three seats up for election, Seats 1 and 5 will go through the General Elections process. He reviewed the candidate qualifying and prequalifying periods. Seat 4 will continue to be a Landowner-elected seat. He provided an overview of the qualifications and the qualifying period regarding both elections.

- B. Consideration of Resolution 2018-05, Implementing Section 190.006(3), Florida Statutes, and Requesting That the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2018-05. The General Election will be on November 6, 2018. Candidates running for Seats 1 and 5 should complete and submit their documents and payment to the Supervisor of Elections Office during the specified periods. The Landowners' Election for Seat 4 will be held on November 20, 2018 at 2:00 p.m. at this location.

Mr. Adams explained the differences between the two types of seats, term limits and noted that, if a qualified candidate runs unopposed, they will take the seat two weeks after the General Election.

Ms. Rene Salvadore, a resident, asked if the proposed Fiscal Year 2019 budget was increasing by approximately 40%. Mr. Adams stated that, as proposed, the Operations and Maintenance (O&M) portion of the on-roll assessment would increase to \$247.79 he was not certain of the actual percentage but the increase was mostly due to the "Operations and Maintenance" line item and changes could occur between now and the August 14, 2018 Public Hearing.

On MOTION by Mr. Koratich and seconded by Ms. Brewer, with all in favor, Resolution 2018-05, Implementing Section 190.006(3), Florida Statutes, and Requesting That the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-06, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2018-06. In response to a question of whether a conference call line could be provided for residents that cannot attend the meeting in person, Mr. Adams stated the public had a right to participate in meetings; however, a conference line for members of the public was not possible since it is disruptive to the meeting. Regarding holding meetings during the summer, when most residents are away, Mr. Adams explained that the CDD is required to meet certain guidelines and deadlines, which happen to fall during the summer months; however, items of interest are posted on the CDD website.

On MOTION by Ms. Brewer and seconded by Mr. Koratich, with all in favor, Resolution 2018-06, Designating a Date, Time and Location of November 20, 2018 at 2:00 p.m., at Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293, for a Landowners’ Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. Assessment revenue collections were at 96% for on-roll and 75% for off-roll and expenditures were at 43%.

SEVENTH ORDER OF BUSINESS

Approval of January 16, 2018 Regular Meeting Minutes

Mr. Adams presented the January 16, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 102: Change “plat” to “platted”
- Line 148: Change “District” to “Developer” and insert “out” after “building”
- Line 178: Delete “executed” and change “from” to “with”
- Line 254: Delete “and new assessable units would not come online”

On MOTION by Mr. Koratich and seconded by Ms. Brewer, with all in favor, the January 16, 2018 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Mr. Eckert stated he was waiting on the County’s review of the Special Warranty Deed, which it requested, instead of the typical Quit Claim Deed, related to the conveyance of some roadway tracks. An update would be provided at the next meeting.

B. District Engineer: *Kimley Horn and Associates, Inc.*

Mr. Healy stated the applications and verification of the Phase 6 and 7 Lakes and Wetlands, to be conveyed to the District, were being processed. He expected closure within the next month.

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

Mr. Adams stated the audit was completed and would be submitted before the June 30, 2018 deadline.

i. NEXT MEETING DATE: July 17, 2018 at 2:00 P.M.

Mr. Adams stated that the next meeting will be held on July 17, 2018, at 2:00 p.m., at this location.

NINTH ORDER OF BUSINESS

Public Comments – *Non-Agenda Items* [3-Minute Time Limit]

Mr. George Kirland, a resident, stated he was very pleased with the roadwork at the Crooked Creek and Banbury area; however, he was concerned about the cement trucks passing through and the potential damage they may cause. Mr. Adams stated those roads were not owned by the District.

Mr. Joe Vitone, a resident, asked if the position of Board Member was a paid position. Mr. Adams replied affirmatively and explained that Board Members could receive \$200 per meeting, less withholdings, or choose to decline payment.

TENTH ORDER OF BUSINESS

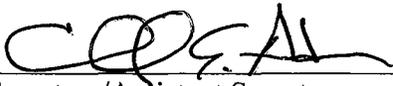
Supervisors' Requests

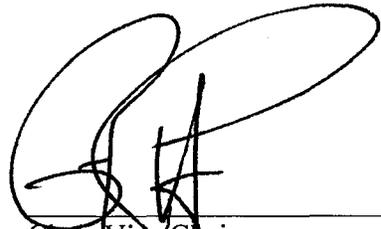
Mr. Koratich reiterated that the next meeting will be held on July 17, 2018 at 2:00 p.m. at this location, and that notifications will be sent well in advance. He apologized for the previous mix-up.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no other further business to discuss, the meeting adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair