

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

The Board of Supervisors of the Sarasota National Community Development District held a Regular Meeting on July 12, 2022, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present were:

Gerald Bergmoser	Chair
Carlton (Cary) Leuschner	Vice Chair
John Istwan	Assistant Secretary
Richard (Dick) Smith	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Lindsey Whelan (via telephone)	District Counsel
Patrick Healy (via telephone)	District Engineer
Michael Barnett (via telephone)	Keefe McCullough

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:00 p.m. Supervisors Bergmoser, Istwan, Leuschner and Smith were present. One seat was vacant.

SECOND ORDER OF BUSINESS

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

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021, Prepared by Keefe McCullough

Mr. Barnett presented the Audited Financial Report for the Fiscal Year Ending September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

In response to a question regarding interest income on Page 5, for Government Activities, Mr. Adams suspected that there might be a miscellaneous revenue item in assessment collections. Staff normally refers to that as interest in miscellaneous for that reason in order to catch other forms of revenue that was not anticipated. Mr. Adams would research this item and provide an update at the next meeting.

Mr. Barnett left the call.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021

Mr. Bergmoser presented Resolution 2022-06.

On MOTION by Mr. Leuschner and seconded by Mr. Istwan, with all in favor, Resolution 2022-06, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Declaring a Vacancy in Seat Four of the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes*; and Providing for Severability and an Effective Date

Mr. Bergmoser presented Resolution 2022-07. This Resolution states that there were no qualified candidates for Seat 4 for the upcoming General Election; therefore, the seat will be declared vacant and the sitting Board will appoint someone after the November Election.

On MOTION by Mr. Smith and seconded by Mr. Bergmoser, with all in favor, Resolution 2022-07, Declaring a Vacancy in Seat Four of the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes*; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Vacancy in Seat 4 (*Term Expires November 2024*)

- **Candidates**

- A. **Jack W. Babich**
- B. **David G. Carlile**
- C. **Doug Kasi**

Mr. Bergmoser noted the three resumes that were submitted to fill the vacant seat.

Discussion ensued regarding the candidates’ committee memberships, residency status, citizenship, qualifications, meeting attendance, re-wording the announcement and reposting the vacancy.

The Board’s consensus was that none of the candidates are a good fit to join the Board.

In response to a question, Ms. Whelan stated that there is no harm in operating as a four-member Board and, aside from potential quorum issues, there is nothing that statutorily requires the Board to have five members. Mrs. Adams would have the HOA e-blast information about the vacant seat and include desired experience in conservation and water management expertise.

This item was tabled until a suitable candidate is found.

SEVENTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in separate package*)

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Financial Disclosure Forms**
 - I. **Form 1: Statement of Financial Interests**

II. **Form 1X: Amendment to Form 2, Statement of Financial Interests**

III. **Form 1F: Final Statement of Financial Interests**

D. **Form 8B: Memorandum of Voting Conflict**

This item was tabled.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02,
Designating Certain Officers of the District;
and Providing for an Effective Date**

This item was tabled.

NINTH ORDER OF BUSINESS

**Consideration of SOLitude Lake
Management Items**

A. **Addendum to Current Contract**

B. **Change Order No. 1**

Mrs. Adams stated SOLitude’s current contract is \$90,742 and they are requesting a 7% increase due to inflation, increased fuel and chemical costs and labor-related matters.

Mr. Bergmoser noted that the summary from SOLitude’s last report, in May, stated that “Out of 32 lakes, 19 of them need more than just routine maintenance.” He voiced his understanding that cost increases are universal and he thinks that SOLitude needs to take better care of the lakes.

Mr. Smith asked why Ms. Kennedy, SOLitude’s biological expert, was not present at the meeting to comment on her inspection report. He felt that it would have been nice to have her explain what the protocol would be, from this point on, to get the lakes back into an acceptable condition.

Mrs. Adams stated Staff could include meeting attendance by a SOLitude representative as a caveat to the 7% increase and include this item on future agendas. Mr. Willis stated he arranged to tour the lakes with Ms. Kennedy every time she comes on site. He will address any and all lakes with ongoing algae or torpedo grass issues and the treatments used to remedy the issues, produce a report of his findings and submit it to the District Manager.

Discussion ensued regarding SOLitude's overall performance, cancelling the contract and engaging another vendor, before and after photographs of the lakes, littorals, resident feedback, increases in chemical and labor costs, midge flies and the change order.

Mr. Smith volunteered to inspect the lakes with SOLitude representatives at a future lake inspection. Mr. Willis would arrange for Mr. Smith to meet with and tour the lakes with a SOLitude representative and follow up with Mr. Smith.

On MOTION by Mr. Bergmoser and seconded by Leuschner, with all in favor, the SOLitude Lake Management Addendum to the current contract, in the amount of a 7% increase, from August 1, 2022 through March 31, 2023, was approved.

TENTH ORDER OF BUSINESS

Discussion: CDD Property Behind Lantana Drive

Referencing an email from Mr. Terrence Kirschner, of Lennar, Mrs. Adams pointed out that the location is "Spartina Drive" instead of "Lantana Drive". She read the email, as follows:

"The current zoning for the property was for 1584 units which was used in its entirety in Sarasota National. In order to develop the property, we will need a rezone which realistically these days would be about an 18-month undertaking. We do plan on eventually developing the property but nothing at this time."

- **Operations Report – Shane Willis**

This item was an addition to the agenda

Mr. Willis presented the July Field Operations Report and highlighted the following:

- Lake numbers were left off the report but would be included going forward.
- Lakes 53, 69 and 70 had significant torpedo grass and weeds at the banks.
- A property tour with Christina is scheduled for late July.

Mr. Willis, Mr. Adams and Mrs. Adams responded to questions regarding SOLitude, the HOA, invasives, homeowner interactions, developmental pools and silt fencing.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

Discussion ensued regarding an outstanding payment by Lennar, engineering billing and the Stormwater Management Needs Analysis Report.

TWELFTH ORDER OF BUSINESS

Approval of April 19, 2022 Regular Meeting Minutes

Mr. Bergmoser presented the April 19, 2022 Regular Meeting Minutes. The following change was made:

Line 195: Change “Koon” to “Kuhn”

On MOTION by Mr. Smith and seconded by Mr. Istwan, with all in favor, the April 19, 2022 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Bergmoser asked if the HOA responded to the letter about the licensing agreement between the CDD and the HOA for feral hog trapping. Ms. Whelan stated she has not heard from them but Management’s office might have. Mrs. Adams stated there was no response.

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

There was no report.

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

Mrs. Adams reported the following:

➤ She informed the HOA that, in order to access the conservation area, the CDD must receive the licensing agreement.

➤ Regarding the “Other contractual services” line item, in the financials, there was a miscoding of \$12,115.50 that should have been placed under lake bank restoration. Accounting was alerted and a correction would be made.

Discussion ensued regarding midge flies on Lake #56, soil, lake bank restoration and sod installations.

- **NEXT MEETING DATE: August 9, 2022 at 2:00 P.M.**
 - **QUORUM CHECK**

The August 9, 2022 meeting was cancelled. All Supervisors confirmed their in-person attendance at the next meeting, which will be held on August 30, 2022 meeting.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Leuschner asked how to best forward emails to his fellow Board Members without violating the Sunshine Law. Mrs. Adams stated Board Members should email the information to her and she will disseminate it to the others.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Bergmoser and seconded by Mr. Smith, with all in favor, the meeting adjourned at 3:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair