

# **SARASOTA NATIONAL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**October 11, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# Sarasota National Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-Free: (877) 276-0889 • Fax: (561) 571-0013

October 4, 2022

Board of Supervisors  
Sarasota National Community Development District

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Sarasota National Community Development District will hold a Regular Meeting on October 11, 2022, at 2:00 p.m. at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda Items* [3-Minute Time Limit]
3. Consider Appointment to Fill Unexpired Term of Seat 4 (*Term Expires November 2022*)
  - Candidates:
    - A. Douglas Kasl
    - B. Judy Stewart
4. 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 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

- 6. SOLitude Lake Management Waterway Inspection Report – September 2022
- 7. Acceptance of Unaudited Financial Statements as of August 31, 2022
- 8. Approval of August 30, 2022 Public Hearing and Regular Meeting Minutes
- 9. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Kimley Horn and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: January 10, 2023 at 2:00 P.M.
  - QUORUM CHECK

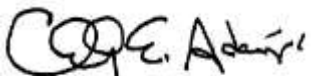
Carlton Leuschner	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Richard Smith	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
John Istwan	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
VACANT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Gerald Bergmoser	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*

- 10. Supervisors' Requests
- 11. Adjournment

Please do not hesitate to contact me directly at (239) 464-7114 with any questions.

Sincerely,

  
 Chesley "Chuck" Adams  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 709 724 7992**

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**From:** douglas kasl <djkasl1977@gmail.com>  
**Sent:** Friday, September 2, 2022 2:00 PM  
**To:** Cleo Adams <crismond@whhassociates.com>  
**Subject:** Submission for the open CDD Board Vacancy

Board of Directors

I am submitting my application for the vacant seat on the CDD board. I had previously submitted my information but did not realize until attending the August meeting that applicants were to attend a future meeting to discuss my application in person with board members. I will be at the October board meeting to answer any questions you may have of me in this regard.

I am a full time resident of Florida and the community. We originally purchased our home in the fall of 2018. I believe Sarasota National is a unique community owing to the amount of land dedicated to a natural state that cannot be developed or utilized in any other manner. As the CDD is responsible for overseeing the maintenance of the ponds, wetland and preserves within the community to remain and enhance this natural state, serving on the board of directors to accomplish this duty is an important function for the community at large.

I do not have any specific expertise or background in stormwater management, conservation/preserves or lake maintenance or restoration. I do have an extensive background in financial analysis and oversight from my previous career with the Federal Reserve Bank of Chicago.

I spent 38 years in various official roles for the bank having responsibilities which included the oversight of large and varied financial organizations within the Reserve Bank's District and for the Federal Reserve System as a whole. This included direct interaction with the Boards of Directors of these organizations and advising the Board of Directors of the Federal Reserve Bank of Chicago and The Board of Governors of the Federal Reserve System. This included analysis on the overall credit quality of local business for a variety of companies and industries and specifically banking organizations. I believe that these skills would be applicable to the financial oversight responsibility of the CDD's board.

I respectfully submit my application for the board's vacancy and look forward to answering any questions you may have on this matter.

Doug Kasl  
25243 Spartina Drive

708-476-4405

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**3B**

**From:** jstewart100@verizon.net <jstewart100@verizon.net>

**Sent:** Wednesday, July 13, 2022 4:16 PM

**To:** Cleo Adams <crismondc@whhassociates.com>

**Subject:** CDD Board Vacancy, Sarasota National

Good afternoon,

I would like to submit my application for the CDD Board Vacancy. Below are bullet point to the important questions:

1. I am a full time resident of Sarasota National
2. I am interested in serving the district because this is my home and I'm dedicated to preserving and maintaining natural habits in our community.
3. I worked with many districts in my previous home state of Maryland including the county with EDAB (Economic Development and Advisory Board), Harford County School Board on redistricting and site approvals for new school buildings.
4. I have extensive background on storm water management in my position as VP of enclosed malls and life style centers with REITs, as well as managing HOA's and strip centers with my property management company for 13 years.
5. Infrastructure background with highway commissions and building life style centers such as Crocker Park in Cleveland, OH.

I would appreciate your consideration.

Judy Stewart  
24148 Gallberry Dr  
Venice, FL 34293  
410.808.8315



Judy Stewart

936 Whispering Ridge Lane

Bel Air, MD 21015

Bio

**Work History:**

1. **Owner and Principal of The MAC Group, LLC (13 years):**

**Managed Harbor Shops since 2014 – Leasing, tenant relations, budgeting, negotiating all contracts, manage Accounts Receivable and Payable.**

Worked with national financial institutions such as JP Morgan, Chase, Well Fargo, CW Capital, Torchlight. Responsible for REO's, acquisitions and dispositions nationwide – 7 years

Asset Management for Foreign and Domestic investors with National Commercial Portfolio budgets over \$20 million annually – 12 years

Managed HOAs and Condominium Associations in Harford and Cecil Counties – 5 years

2. **Positions held in Real Estate Management:**

Manager of Harford Mall, Bel Air, MD – 1999 to 2004

Manager of Crocker Park 400 acre Life-Style Center, Westlake, OH 2004-2006

Regional VP Prime Real Estate – Malls and Outlet Centers in 8 states 2006-2014

3. **Board Affiliations:**

**Steering Committee Chair of Legal during turnover process of Sarasota National – 1 year**

VP Finance Harford County Chamber of Commerce

Economic Development Advisory Board Harford County

Harford County School Construction Committee Co-Chair

Chesapeake Hospital Board of MD

Rotary International Board of Directors

Board of Directors for Takoma/Langley Crossroads Development Authority

MD State Highway Commission Committee

Rockfield Manor – Owned by Town of Bel Air

4. **License:**

MD real estate license since 2000

Have also held real estate license in Pennsylvania and Michigan

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Sarasota National Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** Chuck E. Adams, Jr. is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 11th day of October, 2022.

ATTEST:

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

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**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
C**



**SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November 8, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 10, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 11, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 11, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 8, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>

**SARASOTA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**



**Wrathell, Hunt and Associates, LLC**

TO: Sarasota National CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: October 11, 2022  
SUBJECT: Status Report – Field Operations

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**Property Tours:**

- Property tours were conducted on the following dates:  

September 13, 2022 – Lake 35 (Wisk Fern Driver) was determined to be out of compliance due to pennywort. Solitude was contacted and responded the next day.
- October 6, 2022 is the next property tour, will provide a verbal report at the 10.11.22 Meeting.

**Resident Interactions:**

- 9.5.22 – Homeowner on Tarflower Drive emailed about possible algae in the lake behind their home (Lake 39). Work order placed on 9.6.22, Solitude responded on 9.6.22 that no algae was present but they did treat some lake bank weeds.
- 9.6.22 – Homeowner on Copperleaf Drive called about weeds growing in the water around the lake. As I spoke with him, I realized he was talking about littoral plants. I explained to him their purpose and placed a work order with Solitude to ensure any bank weeds would be treated.
- 9.6.22 – Homeowner on Medjool Drive emailed corporate office about algae in the lake behind their home (Lake 61). Work Order placed on 9.6.22, Solitude responded on 9.6.22 that no algae was present but recently treated torpedo grass was breaking down and could be misinterpreted as algae.
- 9.12.22 – Homeowner on Fiddlewood Drive emailed the HOA who then contacted me about a dead alligator on the bank of Lake 72 near the preserve. I contacted FWC & a local trapper, informed by both to let nature takes it course. The homeowner was informed by the HOA.
- 9.13.22 – Resident on Spartina Drive called about a midge fly infestation. Contracts were submitted for treatment 9.27.22 for scheduling but the hurricane has pushed the treatments off a week or two. Will provide an update at the 10.11.22 CDD Meeting.

- 9.20.22 – Homeowner on Whisk Fern Drive emailed about weeds in the lake behind his home (Lake 35). Work order placed on 9.20.22, Solitude responded on 9.22.22 that the weeds were treated again after being originally being treated on 9.6.22.