

VASARI COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors:

Richard Brant, Chairperson
Dennis Lavalley, Vice Chairperson
Roy Rice, Assistant Secretary
Richard Kraska, Assistant Secretary
Paul O'Connell, Assistant Secretary

District Staff:

Lisania Brito, District Manager
Gregory Urbancic, District Counsel
Matthew DeFrancesco, District Engineer
Timothy Hall, Field Manager
Ruben Nesbitt, Accountant
Janice Swade, Admin. Asst.

MEETING AGENDA

Tuesday, August 11, 2026 – 9:00 a.m.

The Regular Meeting of the Vasari Community Development District will be held on Tuesday, August 11, 2026 at 9:00 a.m. at Vasari Country Club, located at 11250 Via de Vasari Drive, Bonita Springs, Florida 34135.

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA.....Page 3

3. PUBLIC COMMENTS – *Limited to three (3) minutes*

4. PUBLIC HEARING FOR ADOPTION OF THE FISCAL YEAR 2027 BUDGET

A. Open Public Hearing

B. Discussion of Fiscal Year 2027 Budget.....Page 7

C. Close Public Hearing

D. Consideration of Resolution 2026-09, Adoption of the Fiscal Year 2027 Budget.....Page 27

E. Consideration of Resolution 2026-10, Levying Assessments.....Page 32

5. BUSINESS ITEMS

A. Consideration of Resolution 2026-11, Adopting the Fiscal Year 2027 Meeting Schedule.....Page 39

B. Consideration of Resolution 2026-12, Goals & Objectives.....Page 42

6. STAFF REPORTS

A. District Manager

i. July 2026 Field Manager's Report.....Page 51

ii. Follow-Up Items

B. District Accountant

i. Financial Snapshot.....Page 64

ii. Cash Flow Analysis

C. District Counsel

D. District Engineer

E. Lakes Report

i. SOLitude Lake Management

a. Service History Reports.....Page 66

b. July 2026 Inspection Report.....Page 66

ii. Fountain/Aeration Inspection Reports.....Page 90

a. Lake Fountain & Aeration Log.....Page 93

F. Master Association Report

i. Metro PSI Report.....Page 106

ii. Quote from Metro PSI for Landscape Irrigation Pump Station Retrofit.....Page 108

7. APPROVAL OF MINUTES

A. May 26, 2026 Continued Meeting.....Page 125

B. July 14, 2026 Regular Meeting.....Page 127

C. July 22, 2026 Continued Meeting.....Page 137

8. APPROVAL OF FINANCIAL REPORT & CHECK REGISTER AS OF JUNE 2026.....Page 143

9. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

10.AUDIENCE COMMENTS

11. ADJOURNMENT