MINUTES OF MEETING LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

An Organizational Meeting of the Lakes of Sarasota Community Development District 2 was held on May 11, 2022, at 10:30 a.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240.

Present at the meeting were:

Pete Williams Chair Kris Watts Vice Chair

Priscilla Heim Assistant Secretary
Dale Weidemiller Assistant Secretary
John Blakely Assistant Secretary

Also present were:

Chuck Adams District Manager
Kimberly Ashton (via telephone) District Counsel
Shawn Leins (via telephone) District Engineer

Sete Zare (via telephone) MBS Capital Markets, LLC (MBS)
Misty Taylor (via telephone) Bryant Miller Olive P.A. (BMO)

Sarah Warren (via telephone) BMO

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:33 a.m. Mr. Pete Williams, Ms. Kris Watts, Ms. Priscilla Heim, Mr. Dale Weidemiller and Mr. John Blakely, who were named in the Petition to Establish the District as the Initial Board of Supervisors, were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS Administration of Oath of Office to Initial

Board of Supervisors (the following will be

provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Heim, Ms. Watts, Mr. Weidemiller, Mr. Williams and Mr. Blakely. He provided and explained the following items:

- 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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2022-01. The following slate of officers was nominated:

Chair Pete Williams

Vice Chair Kris Watts

Secretary Chuck Adams

Assistant Secretary Priscilla Heim

Assistant Secretary John Blakely

Assistant Secretary Dale Weidemiller

Assistant Secretary Craig Wrathell

Treasurer Craig Wrathell

Assistant Treasurer Jeff Pinder

No other nominations were made.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

Consideration of Resolution 2022-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-02.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, Resolution 2022-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting for May 23, 2022 at 10:00 a.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ORGANIZATIONAL MATTERS
SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager;

 Appointing a Methodology Consultant in Contemplation of the Issuance of Special

 Assessment Bonds; Appointing a Designated Investment Representative to Administer

 Investment Direction with Regard to District Funds; and Providing an Effective Date
 - Agreement for District Management Services: Wrathell, Hunt and Associates,
 LLC

Mr. Adams presented Resolution 2022-03 and reviewed the Fee Schedule and Management Agreement. WHA would offer a discounted Management Fee of \$2,000 per month prior to issuance of the first series of bonds; Exhibit B reflected other rates.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted.

B. Resolution 2022-04, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date

• Fee Agreement: Vogler Ashton, PLLC

Mr. Adams presented Resolution 2022-04.

Ms. Ashton presented the Vogler, Ashton, PLLC Fee Agreement.

On MOTION by Mr. Williams and seconded by Mr. Blakely, with all in favor, Resolution 2022-04, Appointing Vogler Ashton, PLLC as Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2022-05.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

- D. Resolution 2022-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date
 - Interim Engineering Services Agreement: AM Engineering, LLC

Mr. Adams presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, Resolution 2022-06, Appointing and Fixing the Compensation of AM Engineering, LLC, as the Interim District Engineer and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams presented the RFQ for Engineering Services and Competitive Selection Criteria. Mr. Williams stated because this is a new CDD, no work has been given to this consultant. He suggested the following change to the Competitive Selection Criteria:

Delete Item 7 (Volume of Work Previously Awarded to Consultant by District) and move the 5 points from that category to Item 6 (Recent, Current and Projected Workloads)

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria, as amended, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

All Board Members accepted the allowable \$200 per meeting compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Adams presented Resolution 2022-07.

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-07, Designating 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240 as the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date, was adopted.

- H. Resolution 2022-08, Setting Forth the Policy of the Lakes of Sarasota Community Development District 2 Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date
 - Authorization to Obtain General Liability and Public Officers' Insurance Mr. Adams presented Resolution 2022-08.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-08, Setting Forth the Policy of the Lakes of Sarasota Community Development District 2 Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-09. This Resolution sets forth the CDD's policy for public comments at meetings and outlines the procedures for public comments.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison
Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a
Records Retention Policy; and Providing for Severability and Effective Date
Mr. Adams presented Resolution 2022-10.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

K. Resolution 2022-11, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Williams and seconded by Mr. Blakely, with all in favor, Resolution 2022-11, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2022-12, Ratifying the Recording of the Notice of Establishment of the Lakes of Sarasota Community Development District 2 and Providing for an Effective Date

Mr. Adams presented Resolution 2022-12.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, Resolution 2022-12, Ratifying the Recording of the Notice of Establishment of the Lakes of Sarasota Community Development District 2 and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Adams presented the RFP For Annual Audit Services.

Designation of Board of Supervisors as Audit Committee

On MOTION by Ms. Heim and seconded by Ms. Watts, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1019 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the Strange Zone, Inc., Quotation #M22-1019 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support

Mr. Adams stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD's website into compliance with the Americans with Disabilities Act (ADA) requirements and affix a compliance seal on the homepage.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support, in the amount of \$210 per year, was approved.

- P. Resolution 2022-13, To Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - I. Rules of Procedure
 - II. Notices
 - Notice of Rule Development
 - Notice of Rulemaking

These items were included for informational purposes.

Mr. Adams presented Resolution 2022-13.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2022-13, To Designate the Date, Time and Place of July 13, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2022-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022; and Providing for an Effective Date

Mr. Adams presented Resolution 2022-14.

The following change was made to the Fiscal Year 2021/2022 Meeting Schedule:

TIME: Change "12:15 PM" to "12:00 PM"

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2022-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022, as amended; and Providing for an Effective Date, was adopted.

R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2022-15. The Resolution provides that, in case of a natural disaster, the CDD can request assistance from other governmental entities.

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Adams discussed new legislation that requires CDDs to prepare a 20-year Stormwater Needs Analysis Report to document the CDD's anticipated future stormwater system needs. The initial Report must be submitted by June 30, 2022, then every five years thereafter. A letter would be submitted on the CDD's behalf stating that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, a Stormwater Management Needs Analysis Report will be completed and submitted.

On MOTION by Ms. Heim and seconded by Mr. Williams, with all in favor, authorizing preparation and submittal of the letter regarding the Stormwater Needs Analysis Reporting Requirements, as described, was approved.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2022-16, Designating a Public Depository for Funds of the District;

Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial

Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an

Effective Date

Mr. Adams presented Resolution 2022-16.

On MOTION by Ms. Watts and seconded by Ms. Heim, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account and Providing an Effective Date

Mr. Adams presented Resolution 2022-17.

Mr. Williams asked for the Vice Chair to be added as an account signor.

On MOTION by Mr. Williams and seconded by Mr. Blakely, with all in favor, Resolution 2022-17, as amended to add the Vice Chair as an account signor, Directing the District Manager to Appoint Signors on the Local Bank Account and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2022-18, Approving the Proposed Budgets for Fiscal Years 2021/2022 and 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Adams presented Resolution 2022-18. The proposed Fiscal Year 2022 budget will be a partial year, Developer-funded budget, with expenses funded as they are incurred. The proposed Fiscal Year 2023 budget will be a full year, Developer-funded budget. It conservatively assumes that bonds will be issued by that time and includes the full \$48,000 Management Fee.

On MOTION by Mr. Williams and seconded by Mr. Blakely, with all in favor, Resolution 2022-18, Approving the Proposed Budgets for Fiscal Years 2021/2022 and 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 10, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, and Providing for an Effective Date, was adopted.

B. Fiscal Years 2021/2022 and 2022/2023 Budget Funding Agreements

Mr. Adams presented the Budget Funding Agreements.

On MOTION by Mr. Weidemiller and seconded by Ms. Watts, with all in favor, the Fiscal Years 2021/2022 and 2022/2023 Budget Funding Agreements, were approved.

C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date Mr. Adams presented Resolution 2022-19.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Adams presented the Resolution 2022-20.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-21. Mr. Williams asked for the following revision: Exhibit A, Item 2.6: Change the State milage rate to the IRS mileage rate

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, as amended to change the mileage rate in Exhibit A, Item 2.6, was adopted.

F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-22.

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section
 218.33, Florida Statutes; Providing an Effective Date

Mr. Adams presented Resolution 2022-23.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Adams presented the E-Verify Memorandum of Understanding (MOU) and explained the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a MOU with E-Verify.

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, acknowledging the E-Verify requirements, authorizing enrollment and utilization of the E-Verify program and authorizing the Chair to execute, was approved.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Adams presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: MBS Capital Markets, LLC

Mr. Adams presented the MBS Capital Markets, LLC, Agreement for Underwriting Services and G-17 Disclosure. The Underwriter's fee would be the greater of 2% of the par amount of bonds issued or \$50,000.

Ms. Zare stated this is the typical Agreement utilized with other CDDs.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and G-17 Disclosure, with a fee to be the greater of 2% of the par amount of bonds issued or \$50,000, was approved.

II. Bond Counsel: Bryant, Miller & Olive P.A.

Ms. Taylor presented the Bryant, Miller & Olive P.A. Bond Counsel Agreement, which is consistent with those in other CDDs; fees are contingent upon closing on the bonds and are generally authorized by Resolution prior to bond issuance.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Bryant, Miller & Olive P.A. Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: U.S. Bank Trust Company, N.A.

Mr. Adams presented the U.S. Bank, Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the U.S. Bank Trust Co., N.A., Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Mr. Adams presented Resolution 2022-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of July 13, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Vogler Ashton, PLLC

There was no report.

B. District Engineer (Interim): AM Engineering, LLC

There was no report.

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

There was no report.

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blakely and seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair