

**MINUTES OF MEETING  
LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2**

The Board of Supervisors of the Lakes of Sarasota Community Development District 2 held Multiple Public Hearings and a Regular Meeting on July 13, 2022 at 12:00 p.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 Blakley	Assistant Secretary

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 12:40 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to the Elected 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. Blakley. He provided 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 2022-25, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-25. He reported the results of the Landowners’ Election as follows:

Seat 1	Pete Williams	427 votes	4-Year Term
Seat 2	Kris Watts	427 votes	4-Year Term
Seat 3	Dale Weidemiller	20 votes	2-Year Term
Seat 4	John Blakley	426 votes	2-Year Term
Seat 5	Priscilla Heim	426 votes	2-Year Term

**On MOTION by Mr. Weidemiller and seconded by Ms. Watts, with all in favor, Resolution 2022-25, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-26, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-26. The following slate of officers was nominated:

Chair	Pete Williams
Vice Chair	Kristine Watts

Secretary	Chesley E. Adams, Jr.
Assistant Secretary	Dale Weidemiller
Assistant Secretary	John Blakley
Assistant Secretary	Priscilla Heim
Assistant Secretary	Craig Wrathell

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-26, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

**A. Affidavits of Publication**

The affidavits of publication were included for informational purposes.

**B. Consideration of Resolution 2022-27, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the Public Hearing was closed.**

Mr. Adams presented Resolution 2022-27.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2022-27, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/ Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2022-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes of Sarasota Community Development District 2 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Public Hearing was closed.**

Mr. Adams presented Resolution 2022-28.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2022-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes of Sarasota Community Development District 2 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Presentation of Master Engineer's Report**

Mr. Leins presented the Master Engineer's Report dated May, 2022. The Report describes infrastructure improvements to be funded by the CDD for which the estimated total costs are approximately \$67.3 million. The project is in permitting and plan approval for Neighborhoods 1 and 2 in the Village Center is expected soon. The County approved the Master Stormwater Management Plan. Site plans for all but 25 acres are expected to be submitted for permitting on August 25, 2022.

#### **NINTH ORDER OF BUSINESS**

#### **Presentation of Master Special Assessment Methodology Report**

Mr. Szymonowicz presented the pertinent data in each section of the Second Supplemental Special Assessment Methodology Report dated June 1, 2022. He discussed the Capital Improvement Plan (CIP), financing plan, capitalized interest period, previously issued bonds, lienability tests, True-up mechanism, assessment roll and Appendix tables. He noted the following:

- The CIP includes various projects that have been divided by the District Engineer into two general stages. Construction planned between 2022 and 2025 is projected to cost \$43.9 million and construction planned between 2025 and 2027 is projected to cost \$23.375 million, for a total projected cost of \$67.275 million.
- All projected costs are designed to benefit all the projected 917 units within the CDD.
- The Development Plan includes single-family detached units ranging from 45' to 72' in average width, paired villas, townhome units, single cottage units and double cottage units.

- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, is \$92,355,000.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-29, Declaring Special Assessments; Indicating the Location, Nature, Type and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution; Ratifying and Confirming the Engineer’s Report and Master Assessment Report**

Mr. Adams presented Resolution 2022-29.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2022-29, Declaring Special Assessments; Indicating the Location, Nature, Type and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution; Ratifying and Confirming the Engineer’s Report and Master Assessment Report, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-30, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property**

**Within the District Generally Described as the Lakes of Sarasota Community Development District 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes**

Mr. Adams presented Resolution 2022-30. The consensus was to move the August meeting to August 17, 2022.

**On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution 2022-30, Setting a Public Hearing for August 17, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Lakes of Sarasota Community Development District 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-31, Authorizing the Issuance of Not Exceeding \$92,355,000 Principal Amount of Lakes of Sarasota Community Development District 2 Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-31.

**On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2022-31, Authorizing the Issuance of Not Exceeding \$92,355,000 Principal Amount of Lakes of Sarasota Community Development District 2 Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.**

**THIRTEENTH 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.

**On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the Unaudited Financial Statements as of May 31, 2022, were accepted.**

**FOURTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

Mr. Adams presented the following:

- A. May 11, 2022 Organizational Meeting**

**On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the May 11, 2022 Organizational Meeting Minutes, as presented, were approved.**

- B. May 23, 2022 Landowners' Meeting**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the May 23, 2022 Landowners' Meeting Minutes, as presented, were approved.**

**FIFTEENTH 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***

Mr. Adams reported the following:

- The final proposed Fiscal Year 2023 budget will be presented at the next meeting.
- Information was uploaded to the County for preparation of the Truth-in-Millage (TRIM) notices.
- The Stormwater Management Needs Analysis Report was submitted to the County.
  - **NEXT MEETING DATE: August 10, 2022 at 12:00 P.M.**
    - **QUORUM CHECK**

The next meeting will be held on August 17, 2022, rather than August 10, 2022.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.


**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 1:04 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair