

LAKES OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT 2**

December 14, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

AGENDA

LETTER

Lakes of Sarasota Community Development District 2

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

December 7, 2022

ATTENDEES:

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

Board of Supervisors

Lakes of Sarasota Community Development District 2

Dear Board Members:

The Board of Supervisors of the Lakes of Sarasota Community Development District 2 will hold a Regular Meeting on December 14, 2022 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Unaudited Financial Statements as of October 31, 2022
4. Approval of October 12, 2022 Public Hearing and Regular Meeting Minutes
5. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer (Interim): *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 11, 2023 at 11:30 AM

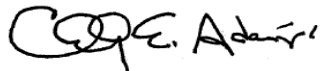
○ QUORUM CHECK

Seat 1	Pete Williams	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 2	Kris Watts	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 3	Dale Weidemiller	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 4	John Blakley	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 5	Priscilla Heim	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

6. Board Members' Comments/Requests
7. Public Comments
8. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

UNAUDITED FINANCIAL STATEMENTS

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 6,000	\$ -	\$ 6,000
Due from Landowner	8,714	611	9,325
Total assets	<u>\$ 14,714</u>	<u>\$ 611</u>	<u>\$ 15,325</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 7,638	\$ 611	\$ 8,249
Due to Landowner	-	3,251	3,251
Accrued wages payable	1,000	-	1,000
Tax payable	76	-	76
Landowner advance	6,000	-	6,000
Total liabilities	<u>14,714</u>	<u>3,862</u>	<u>18,576</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	4,569	-	4,569
Total deferred inflows of resources	<u>4,569</u>	<u>-</u>	<u>4,569</u>
Fund balances:			
Restricted for:			
Debt service	-	(3,251)	(3,251)
Unassigned	<u>(4,569)</u>	<u>-</u>	<u>(4,569)</u>
Total fund balances	<u>(4,569)</u>	<u>(3,251)</u>	<u>(7,820)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 14,714</u>	<u>\$ 611</u>	<u>\$ 15,325</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 111,490	0%
Total revenues	<u>-</u>	<u>-</u>	<u>111,490</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	1,076	12,700	8%
Management/accounting/recording*	2,000	2,000	48,000	4%
Legal	-	-	20,000	0%
Engineering	-	-	10,000	0%
Audit**	-	-	3,500	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent**	-	-	1,000	0%
Trustee**	-	-	4,000	0%
Telephone	16	16	200	8%
Postage	-	-	500	0%
Printing & binding	42	42	1,000	4%
Legal advertising	-	-	2,500	0%
Annual special district fee	175	175	175	100%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>3,309</u>	<u>3,309</u>	<u>111,490</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	(3,309)	(3,309)	-	
Fund balances - beginning	(1,260)	(1,260)	-	
Fund balances - ending	<u>\$ (4,569)</u>	<u>\$ (4,569)</u>	<u>\$ -</u>	

*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**Expenses will be realized during budget year following bond issued.

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Debt service	-	-
Total debt service	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 Fund balances - beginning	(3,251)	(3,251)
Fund balances - ending	\$ (3,251)	\$ (3,251)

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

MINTUES

DRAFT

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

The Board of Supervisors of the Lakes of Sarasota Community Development District 2 held a Public Hearing and Regular Meeting on October 12, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

Present 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
Ed Vogler (via telephone)	District Counsel
Kimberly Ashton (via telephone)	Vogler Ashton, PLLC
Theresa Gunn	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

39 • *Hear testimony from the affected property owners as to the propriety and advisability*
40 *of making the improvements and funding them with special assessments on the*
41 *property.*

42 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*
43 *all complaints as to the special assessments on a basis of justice and right.*

44 These items were addressed below.

45 **A. Affidavit/Proof of Publication**

46 **B. Mailed Notice to Property Owner(s)**

47 These items were included for informational purposes.

48 **C. Consideration of Resolution 2023-01, Authorizing and Confirming District Projects for**
49 **Construction and/or Acquisition of Infrastructure Improvements; Approval of the**
50 **District’s Engineer’s Report and Assessment Report; Equalizing, Approving,**
51 **Confirming, and Levying Special Assessments on Property Specially Benefited by Such**
52 **Projects to Pay the Costs of the Improvements Thereof; Providing for the Payment and**
53 **the Collection of Such Special Assessments by the Methods Provided for by Chapters**
54 **170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Capital**
55 **Improvement Revenue Bonds; Making Provisions for Exemptions from Special**
56 **Assessments and Transfers of Real Property to Governmental Bodies; Providing for the**
57 **Recording of an Assessment Notice; Providing for Severability, Conflicts and an**
58 **Effective Date**

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

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64 • *Hear testimony from the affected property owners as to the propriety and advisability*
65 *of making the improvements and funding them with special assessments on the*
66 *property.*

67 Mr. Adams noted that no members of the public were present.

68 No affected property owners spoke.

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On MOTION by Ms. Heim and seconded by Ms. Watts, with all in favor, the August 17, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Vogler Ashton, PLLC*

There was no report.

B. District Engineer (Interim): *AM Engineering, Inc.*

There was no report.

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

• **UPCOMING MEETINGS**

➤ **November 9, 2022 at 12:00 P.M. [REGULAR MEETING]**

○ **QUORUM CHECK**

Meeting start time will be changed to 12:30 p.m., going forward

The next meeting will be held on November 9, 2022.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at 1:03 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

STAFF

REPORTS

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***5800 Lakewood Ranch Blvd., Sarasota, Florida 34240*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	12:00 PM
November 9, 2022 CANCELED	Regular Meeting	12:00 PM
December 14, 2022	Regular Meeting	11:30 AM
January 11, 2023	Regular Meeting	11:30 AM
February 8, 2023	Regular Meeting	11:30 AM
March 8, 2023	Regular Meeting	11:30 AM
April 12, 2023	Regular Meeting	11:30 AM
May 10, 2023	Regular Meeting	11:30 AM
June 14, 2023	Regular Meeting	11:30 AM
July 12, 2023	Regular Meeting	11:30 AM
August 9, 2023	Regular Meeting	11:30 AM
September 13, 2023	Regular Meeting	11:30 AM