LAKES OF SARASOTA **COMMUNITY DEVELOPMENT DISTRICT 2 December 14, 2022 BOARD OF SUPERVISORS REGULAR MEETING** AGENDA

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

<u>ATTENDEES:</u> 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	IN PERSON	No
Seat 2	Kris Watts	IN PERSON	No
Seat 3	Dale Weidemiller	IN PERSON	No
Seat 4	John Blakley	IN PERSON	No
Seat 5	Priscilla Heim	IN PERSON	No

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

Board of Supervisors Lakes of Sarasota Community Development District 2 December 14, 2022, Regular Meeting Agenda Page 2

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

Sincerely,

DRE. Adentr'

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

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

	-	eneral Fund	S	Debt ervice Fund	Gov	Total ernmental ⁻ unds
ASSETS	•		•		•	0.000
Cash	\$	6,000	\$	-	\$	6,000
Due from Landowner		8,714	<u></u>	611		9,325
Total assets	\$	14,714	\$	611	\$	15,325
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		14,714		3,862		18,576
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts		4,569		-		4,569
Total deferred inflows of resources		4,569		-		4,569
Fund balances: Restricted for:						
Debt service		-		(3,251)		(3,251)
Unassigned		(4,569)		-		(4,569)
Total fund balances		(4,569)		(3,251)		(7,820)
Total liabilities, deferred inflows of resources and fund balances	\$	14,714	\$	611	\$	15,325

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES Landowner contribution	\$-	\$-	\$111,490	0%
Total revenues	<u>φ</u> -	<u>ψ</u> -	111,490	0%
Total revenues			111,430	070
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	3,309	3,309	111,490	3%
Excess/(deficiency) of revenues				
over/(under) expenditures	(3,309)	(3,309)	-	
Fund balances - beginning	(1,260)	(1,260)	-	
Fund balances - ending	\$ (4,569)	\$ (4,569)	\$ -	
*\//H/ will charge a reduced management for of \$2,000				

*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 Fund balances - ending	(3,251) \$ (3,251)	(3,251) \$ (3,251)

MINTUES

DRAFT

5 The Board of Supervisors of the Lakes of Sarasota Community Development District 2 6 held a Public Hearing and Regular Meeting on October 12, 2022, at 12:00 P.M., at 5800 7 Lakewood Ranch Blvd, Sarasota, FL 34240. 8 9 9 Present were: 10 Pete Williams 11 Pete Williams 12 Kris Watts 13 Priscilla Heim 14 Dale Weidemiller 15 John Blakley 16 Also present, were: 17 Also present, were: 18 Piscilla Heim 19 Chuck Adams District Manager 10 Ed Vogler (via telephone) District Counsel 11 Kimberly Ashton (via telephone) Vogler Ashton, PLLC 12 Theresa Gunn District Engineer 13 Priscilla Adms called the meeting to order at 1:00 p.m. All Supervisors were present. 14 SECOND ORDER OF BUSINESS Public Comments 15 There were no public comments. There were no public comments. 16 Financing and Securing of Certain Public Special Assessments Relating to the Financing and Securi	1 2 3 4	LAKES O	S OF MEETING OF SARASOTA /ELOPMENT DISTRICT 2
7 Lakewood Ranch Blvd, Sarasota, FL 34240. 8 9 9 Present were: 0 11 11 Pete Williams 12 Kris Watts 13 Priscilla Heim 14 Dale Weidemiller 15 John Blakley 16 Also present, were: 17 Also present, were: 18 District Manager 19 Chuck Adams 10 Ed Vogler (via telephone) 11 Kimberly Ashton (via telephone) 12 Kimberly Ashton (via telephone) 13 District Engineer 14 Dales Keiden Merce 15 FIRST ORDER OF BUSINESS 16 Call to Order/Roll Call 17 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 18 There were no public comments. 19 There were no public comments. 10 There were no public comments. 11 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		The Board of Supervisors of the Lake	s of Sarasota Community Development District 2
8 Present were: 9 Present were: 11 Pete Williams Chair 12 Kris Watts Vice Chair 13 Priscilla Heim Assistant Secretary 14 Dale Weidemiller Assistant Secretary 15 John Blakley Assistant Secretary 16 1 Also present, were: 17 Also present, were: 1 19 Chuck Adams District Manager 20 Ed Vogler (via telephone) District Counsel 21 Kimberly Ashton (via telephone) Vogler Ashton, PLLC 22 Theresa Gunn District Engineer 23 FIRST ORDER OF BUSINESS Call to Order/Roll Call 24 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 25 FIRST ORDER OF BUSINESS Public Comments 33 There were no public comments. 3 34 There were no public comments. 3 35 There were no public comments. 3 36 There were no public comments. 3 37 HIRD ORDER OF BUSINESS	6	held a Public Hearing and Regular Meeting	g on October 12, 2022, at 12:00 P.M., at 5800
9 Present were: 11 Pete Williams Chair 12 Kris Watts Vice Chair 13 Priscilla Heim Assistant Secretary 14 Dale Weidemiller Assistant Secretary 15 John Blakley Assistant Secretary 16 1 1 17 Also present, were: 1 19 Chuck Adams District Manager 20 Ed Vogler (via telephone) District Counsel 21 Kimberly Ashton (via telephone) Vogler Ashton, PLLC 22 Theresa Gunn District Engineer 23 FIRST ORDER OF BUSINESS Call to Order/Roll Call 25 FIRST ORDER OF BUSINESS Call to Order/Roll Call 26 SECOND ORDER OF BUSINESS Public Comments 27 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 28 SECOND ORDER OF BUSINESS Public Comments 29 SECOND ORDER OF BUSINESS Public Comments 33 There were no public comments. an Assessment Roll and the Imposition of an Assessment Relating to the Special Assessments Relating to the Special Assessments Relatin	7	Lakewood Ranch Blvd, Sarasota, FL 34240.	
11 Pete Williams Chair 12 Kris Watts Vice Chair 13 Priscilla Heim Assistant Secretary 14 Dale Weidemiller Assistant Secretary 15 John Blakley Assistant Secretary 16 1 17 Also present, were: 1 18 0 1 19 Chuck Adams District Manager 20 Ed Vogler (via telephone) District Counsel 21 Kimberly Ashton (via telephone) Vogler Ashton, PLLC 22 Theresa Gunn District Engineer 23 FIRST ORDER OF BUSINESS Call to Order/Roll Call 24 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 23 SECOND ORDER OF BUSINESS Public Comments 33 There were no public comments. an Assessment Roll and the Imposition of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements	8		
12Kris WattsVice Chair13Priscilla HeimAssistant Secretary14Dale WeidemillerAssistant Secretary15John BlakleyAssistant Secretary16Image: Construct Manager17Also present, were:18Image: Construct Manager19Chuck AdamsDistrict Manager20Ed Vogler (via telephone)District Counsel21Kimberly Ashton (via telephone)Vogler Ashton, PLLC22Theresa GunnDistrict Engineer23FIRST ORDER OF BUSINESSCall to Order/Roll Call24Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.29SECOND ORDER OF BUSINESSPublic Comments31There were no public comments.There were no public comments.33THIRD ORDER OF BUSINESSPublic Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public34ImprovementsImprovements	9 10	Present were:	
13 Priscilla Heim Assistant Secretary 14 Dale Weidemiller Assistant Secretary 15 John Blakley Assistant Secretary 16 Intervention Assistant Secretary 17 Also present, were: Intervention 18 Ohuck Adams District Manager 19 Chuck Adams District Counsel 20 Ed Vogler (via telephone) Vogler Ashton, PLLC 21 Kimberly Ashton (via telephone) Vogler Ashton, PLLC 22 Theresa Gunn District Engineer 23 Intervent of BUSINESS Call to Order/Roll Call 24 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 28 SECOND ORDER OF BUSINESS Public Comments 30 There were no public comments. Intervent of public comments. 33 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	11	Pete Williams	Chair
14Dale WeidemillerAssistant Secretary15John BlakleyAssistant Secretary16	12	Kris Watts	Vice Chair
15 John Blakley Assistant Secretary 16 Also present, were: 17 Also present, were: 18 District Manager 19 Chuck Adams District Counsel 20 Ed Vogler (via telephone) District Counsel 21 Kimberly Ashton (via telephone) Vogler Ashton, PLLC 22 Theresa Gunn District Engineer 23 FIRST ORDER OF BUSINESS Call to Order/Roll Call 24 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 28 SECOND ORDER OF BUSINESS Public Comments 31 There were no public comments. There were no public comments. 32 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	13	Priscilla Heim	Assistant Secretary
11 Also present, were: 12 Also present, were: 13 District Manager 14 District Counsel 15 Ed Vogler (via telephone) 16 District Counsel 17 Kimberly Ashton (via telephone) 18 Vogler Ashton, PLLC 19 Chuck Adams 14 District Engineer 15 FIRST ORDER OF BUSINESS 16 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 16 SECOND ORDER OF BUSINESS 17 There were no public comments. 18 There were no public comments. 19 THIRD ORDER OF BUSINESS 19 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	14	Dale Weidemiller	Assistant Secretary
17 Also present, were: 18	15	John Blakley	Assistant Secretary
18 Chuck Adams District Manager 20 Ed Vogler (via telephone) District Counsel 21 Kimberly Ashton (via telephone) Vogler Ashton, PLLC 22 Theresa Gunn District Engineer 23 FIRST ORDER OF BUSINESS Call to Order/Roll Call 26 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 28 SECOND ORDER OF BUSINESS Public Comments 30 There were no public comments. 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	16		
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22 Theresa Gunn District Engineer 23 FIRST ORDER OF BUSINESS Call to Order/Roll Call 25 FIRST ORDER OF BUSINESS Call to Order/Roll Call 26 Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present. 28 SECOND ORDER OF BUSINESS Public Comments 30 There were no public comments. There were no public comments. 32 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	20	Ed Vogler (via telephone)	District Counsel
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3233THIRD ORDER OF BUSINESSPublic 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	31	There were no public comments.	
34an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements37Improvements	32		
34an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements37Improvements	22		Bublic Haaring to Consider the Adortion of
35Special Assessments Relating to the36Financing and Securing of Certain Public37Improvements		THIRD ORDER OF BUSINESS	
36Financing and Securing of Certain Public37Improvements			-
37 Improvements			
•			
	37 38		improvements

- Hear testimony from the affected property owners as to the propriety and advisability
 of making the improvements and funding them with special assessments on the
 property.
- Thereafter, the governing authority shall meet as an equalizing board to hear any and
 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.

С. Consideration of Resolution 2023-01, Authorizing and Confirming District Projects for 48 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**

59

60

61

62 63 On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Public Hearing was opened.

- Hear testimony from the affected property owners as to the propriety and advisability
 of making the improvements and funding them with special assessments on the
 property.
- 67 Mr. Adams noted that no members of the public were present.
- 68 No affected property owners spoke.

69 70		On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, favor, the Public Hearing was closed.	with all in
71			
72			
73	•	Thereafter, the governing authority shall meet as an equalizing board	d to hear any and
74		all complaints as to the special assessments on a basis of justice and r	right.
75		The Board, sitting as the Equalizing Board, made no changes to the asso	essments.
76		Mr. Adams presented Resolution 2023-01.	
77			
78 79 80 81 82 83 84 85 86 87 88 89 90 91		On MOTION by Mr. Williams and seconded by Mr. Blakley, with a Resolution 2023-01, Authorizing and Confirming District Pro Construction and/or Acquisition of Infrastructure Improvements; A the District's Engineer's Report and Assessment Report; Equalizing, A Confirming, and Levying Special Assessments on Property Specially by Such Projects to Pay the Costs of the Improvements Thereof; Pro the Payment and the Collection of Such Special Assessments by the Provided for by Chapters 170, 190 and 197, Florida Statutes; Confi District's Intention to Issue Capital Improvement Revenue Bond Provisions for Exemptions from Special Assessments and Transfe Property to Governmental Bodies; Providing for the Recordin Assessment Notice; Providing for Severability, Conflicts and an Effect was adopted.	ojects for pproval of Approving, Benefited oviding for e Methods irming the s; Making rs of Real ng of an
92 93 94	FOUR	JRTH ORDER OF BUSINESS Acceptance of Unau Statements as of August 3	dited Financial 81, 2022
95 96 97		Mr. Adams presented the Unaudited Financial Statements as of August	: 31, 2022.
98 99		On MOTION by Mr. Williams and seconded by Ms. Watts, with all in Unaudited Financial Statements as of August 31, 2022, were accepted	
100 101 102 103 104	FIFTH	TH ORDER OF BUSINESS Approval of August 1 Hearings and Regular Mee	
105		Mr. Adams presented the August 17, 2022 Public Hearings and	Regular Meeting
106	Minut	nutes.	

107 108 109 110		•		nded by Ms. Watts, with all in favor, the d Regular Meeting Minutes, as presented,
111 112 113	sixth		ESS	Staff Reports
114	Α.	District Counsel:	Vogler Ashton, PLLC	
115		There was no rep	oort.	
116	В.	District Engineer	(Interim): AM Engin	neering, Inc.
117		There was no rep	oort.	
118	C.	District Manager	: Wrathell, Hunt and	Associates, LLC
119		• UPCOMIN	IG MEETINGS	
120		> No	ovember 9, 2022 at 1	2:00 P.M. [REGULAR MEETING]
121		0	QUORUM CHEC	СК
122		Meeting start tim	ne will be changed to	12:30 p.m., going forward
123		The next meeting	g will be held on Nove	ember 9, 2022.
124				
125 126	SEVEN	ITH ORDER OF BU	SINESS	Board Members' Comments/Requests
127		There were no Bo	oard Members' comr	nents or requests.
128				
129 130	EIGHT	H ORDER OF BUSI		Public Comments
131		No members of t	he public spoke.	
132				
133 134 135	NINTH	I ORDER OF BUSIN	IESS	Adjournment
136		On MOTION by	Mr. Williams and s	seconded by Mr. Weidemiller, with all in
137		favor, the meeting	ng adjourned at 1:03	p.m.

cretary/Assistant Secretary	Chair/Vice Chair
i etal y/Assistant Secretary	

STAFF REPORTS

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