

**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 Regular Meeting on February 8, 2023, at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

**Present were:**

Pete Williams (via telephone)	Chair
Kris Watts	Vice Chair
Priscilla Heim (via telephone)	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Blakeley	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Theresa Gunn	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:51 a.m. Supervisors Leinaweaver, Foster, Weidemiller and Blakely were present. Supervisor Williams added via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (*limited to 3 minutes per individual*)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of the Unaudited Financial Statements as of December 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2022.

<p><b>On MOTION by Mr. Weidemiller and seconded by Ms. Watts, with all in favor, the Unaudited Financial Statements as of December 31, 2022, were accepted.</b></p>
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Mr. Adams presented the following the January 11, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Williams and seconded by Mr. Blakely, with all in favor, the January 11, 2023 Regular Meeting Minutes, as presented, were approved.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Vogler Ashton, PLLC***

There was no report.

**B. District Engineer: *AM Engineering, Inc.***

Ms. Gunn reported the following:

- A pre-qualifying Request for Qualifications (RFQ) for various scopes of work was advertised and six responses were received.
- She distributed the scale used to grade the responses with regard to categories of work.
- The categories included categories such as excavation, road paving, landscaping, irrigation, streetlighting and sewer/water/drainage/reuse water.
- All respondents received scores above 80 points so all are considered approved but only some are approved in certain categories.
- The purpose of this RFQ was to establish contractors that the CDD will send plans and specifications to, with regard to the categories they are approved for.

Discussion ensued regarding why this process was used to find contractors and the concern that lumping all the categories possibly eliminated potential contractors that do not perform work in certain categories.

Mr. Adams stated that he is unfamiliar with the pre-qualifying approach.

Mr. Williams explained that the purpose of the pre-qualifying approach was to request the qualifications for the various types of services and then “qualify” the respondents in advance, such that those respondents would be the only contractors allowed to bid on each type of work. He does not believe the intent was to find one contractor qualified to perform all types of work.

Discussion ensued regarding expanding some scopes of work to allow other contractors to participate, as landscaping only had one qualifying respondent.

- **Designation of Dale Weidemiller as CDD Liaison with Neal Communities and Project Manager Mark Evans**

**This item was an addition to the agenda.**

**On MOTION by Mr. Williams and seconded by Mr. Weidemiller, designating Supervisor Dale Weidemiller as the CDD liaison with Neal Communities and Project Manager Mark Evans regarding various qualifications categories to be redone, was approved.**

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

- **NEXT MEETING DATE: March 8, 2023 at 11:30 AM**
  - **QUORUM CHECK**

The next meeting will be held on March 8, 2023.

**SIXTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

A Board Member recalled his concern at the last meeting regarding communication with the Accounting Department about draws and builder funding. It was noted that the December and January Supervisors fees were on the same funding request.

A Board Member believed that this CDD is the only one with “withholdings” and asked why it is the only one. Mr. Williams stated that Wrathell, Hunt and Associates, LLC (WHA) is the original District Manager for this CDD but not the others and this is just the way WHA does it.

**SEVENTH ORDER OF BUSINESS**

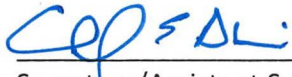
**Public Comments:**

No members of the public spoke.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Blakely and seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at approximately 12:05 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair