

**LAKES OF  
SARASOTA**

**COMMUNITY DEVELOPMENT  
DISTRICT 2**

**June 14, 2023**

**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

June 7, 2023

### 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 June 14, 2023 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. Continued Discussion: Fiscal Year 2024 Proposed Budget
4. Consideration of Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of April 30, 2023
6. Approval of May 10, 2023 Regular Meeting Minutes
7. 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: July 12, 2023 at 11:30 AM

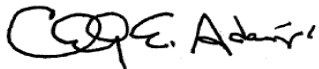
○ QUORUM CHECK

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

8. Board Members' Comments/Requests
9. Public Comments
10. 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**

**3**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
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**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Revenue and Expenditures	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Developer contribution	\$ 111,490	\$ 28,727	82,763	111,490	\$ 111,490
Total revenues	<u>111,490</u>	<u>28,727</u>	<u>82,763</u>	<u>111,490</u>	<u>111,490</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,700	5,382	7,318	12,700	12,700
Management/accounting/recording	48,000	12,000	36,000	48,000	48,000
Legal	20,000	2,659	10,000	12,659	20,000
Engineering	10,000		5,000	5,000	10,000
Audit*	3,500		3,500	3,500	3,500
Arbitrage rebate calculation*	750		750	750	750
Dissemination agent*	1,000		1,000	1,000	1,000
Trustee*	4,000		4,000	4,000	4,000
Telephone	200	100	100	200	200
Postage	500	37	463	500	500
Printing & binding	1,000	250	750	1,000	1,000
Legal advertising	2,500	-	2,500	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	750	155	595	750	750
Website			-	-	
Hosting & maintenance	705	1,680	(975)	705	705
ADA compliance	210		210	210	210
Total expenditures	<u>\$111,490</u>	<u>27,438</u>	<u>71,211</u>	<u>98,649</u>	<u>\$111,490</u>
Net increase/(decrease) of fund balance	-	1,289	11,552	12,841	-
Fund balance - beginning (unaudited)	-		1,289	-	12,841
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 1,289</u>	<u>\$ 12,841</u>	<u>\$ 12,841</u>	<u>\$ 12,841</u>

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



**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 12,700
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community. The fee being charged assumes bonds are issued by September 30, 2022 and therefore returns to \$48k per year.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u>\$111,490</u>

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT 2**

**4**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lakes of Sarasota Community Development District 2 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2:**

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 14th day of June, 2023.

ATTEST:

**LAKES OF SARASOTA COMMUNITY  
DEVELOPMENT DISTRICT 2**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b> <i>5800 Lakewood Ranch Blvd, Sarasota, FL 34240</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>November 8, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>December 13, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>February 14, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>March 13, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>April 10, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>June 12, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>July 10, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>August 14, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>September 11, 2024</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT 2**

# **UNAUDITED FINANCIAL STATEMENTS**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2023**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 6,153	\$ -	\$ 6,153
Undeposited funds	2,636	-	2,636
Total assets	\$ 8,789	\$ -	\$ 8,789
 <b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 2,636	\$ -	\$ 2,636
Due to Landowner	-	11,226	11,226
Tax payable	153	-	153
Landowner advance	6,000	-	6,000
Total liabilities	8,789	11,226	20,015
 Fund balances:			
Restricted for:			
Debt service	-	(11,226)	(11,226)
Total fund balances	-	(11,226)	(11,226)
 Total liabilities and fund balances	\$ 8,789	\$ -	\$ 8,789

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT 2  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 2,636	\$ 31,364	\$ 111,490	28%
Total revenues	<u>2,636</u>	<u>31,364</u>	<u>111,490</u>	28%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	5,382	12,700	42%
Management/accounting/recording*	2,000	14,000	48,000	29%
Legal	-	2,659	20,000	13%
Engineering	-	-	10,000	0%
Audit**	-	-	3,500	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent**	-	-	1,000	0%
Trustee**	-	-	4,000	0%
Telephone	16	117	200	59%
Postage	-	37	500	7%
Printing & binding	42	292	1,000	29%
Legal advertising	578	578	2,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	155	750	21%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total expenditures	<u>2,636</u>	<u>30,075</u>	<u>111,490</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	-	1,289	-	
Fund balances - beginning	-	(1,289)	-	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</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 APRIL 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	1,399	7,975
Total expenditures	1,399	7,975
 Excess/(deficiency) of revenues over/(under) expenditures	(1,399)	(7,975)
 Fund balances - beginning	(9,827)	(3,251)
Fund balances - ending	\$ (11,226)	\$ (11,226)

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT 2**

# **MINUTES**

**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 Regular Meeting on May 10, 2023, at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

**Present were:**

Pete Williams	Chair
Kris Watts	Vice Chair
Priscilla Heim	Assistant Secretary
John Blakley	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
Shawn Leins	District Engineer
Barry Mazzoni	Field Operations Manager
Ed Bulliet	MBS Capital Markets, LLC
Kendall Bulliet	MBS Capital Markets, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:51 a.m. Supervisors Leinaweaver, Foster, Williams and Blakley were present. Supervisor Weidemiller was not present.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law;**

40 Addressing Transmittal, Posting and  
 41 Publication Requirements; Addressing  
 42 Severability; and Providing an Effective  
 43 Date  
 44

45 Mr. Adams presented Resolution 2023-02 and the proposed Fiscal Year 2024 budget.  
 46

47 **On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor,**  
 48 **Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024**  
 49 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9,**  
 50 **2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240;**  
 51 **Addressing Transmittal, Posting and Publication Requirements; Addressing**  
 52 **Severability; and Providing an Effective Date, was adopted.**

53  
 54  
 55 **FOURTH ORDER OF BUSINESS** **Consideration of MBS Capital Markets, LLC**  
 56 **Agreement for Underwriting Services**  
 57

58 Mr. Bulliet presented the MBS Capital Markets, LLC Agreement for Underwriting  
 59 Services.  
 60

61 **On MOTION by Mr. Blakley and seconded by Ms. Heim, with all in favor, the**  
 62 **MBS Capital Markets, LLC Agreement for Underwriting Services, was approved.**

63  
 64  
 65 **FIFTH ORDER OF BUSINESS** **Consideration of Atkins North America,**  
 66 **Inc., Client Master Services Agreement and**  
 67 **Task Order**  
 68

69 Mr. Leins presented the Atkins North America, Inc., Client Master Services Agreement  
 70 and Task Order. He stated the Engineer, Norman Robertson, is familiar with the CDD via his  
 71 previous firm. Mr. Vogler’s suggested revisions to the Master Services Agreement were  
 72 submitted to the contractor.

73 Discussion ensued regarding Mr. Robertson’s experience with both CDDs at his original  
 74 firm and his familiarity with the project.

75 Mr. Leins believed the fees would be consistent with fees previously paid but, if not, the  
 76 CDD can negotiate accordingly.

77 The likelihood of the need to negotiate and the need for the Reports to proceed with  
78 development were discussed.

79 Mr. Williams stated he would like to review the Fee Schedule and Work Authorization  
80 while District Counsel is reviewing the form of Agreement and the Addendum. He asked for the  
81 Ardura prior authorizations and fee schedule to be provided prior to the execution of any work  
82 authorization in between meetings.

83

84 **On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the**  
85 **Atkins North America, Inc., Client Master Services Agreement and Task Order,**  
86 **with the addition of the standard Addendum and authorizing the Chair to**  
87 **execute, subject to District Counsel review of the Agreement, Task Order and**  
88 **Addendum and contingent upon receipt and review of the Work Authorization**  
89 **and the Fee Schedule, was approved.**

90

91

92 **SIXTH ORDER OF BUSINESS**

**Acceptance of the Unaudited Financial  
Statements as of March 31, 2023**

93

94

95 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2023.

96

97 **On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the**  
98 **Unaudited Financial Statements as of March 31, 2023, were accepted.**

99

100

101 **SEVENTH ORDER OF BUSINESS**

**Approval of March 8, 2023 Regular  
Meeting Minutes**

102

103

104 Mr. Adams presented the following the March 8, 2023 Regular Meeting Minutes.

105

106 **On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the**  
107 **March 8, 2023 Regular Meeting Minutes, as presented, were approved.**

108

109

110 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

111

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

113 Mr. Vogler stated the bond validation proceeding was completed.

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

115 Mr. Leins stated bids were received for the Phase 1 construction. The contracts are  
116 being assembled for signature and will be submitted next week.

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

- 118 • **0 Registered Voters in District as of April 15, 2023**

- 119 • **NEXT MEETING DATE: June 14, 2023 at 11:30 AM**

- 120 ○ **QUORUM CHECK**

121

122 **NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

123

124 There were no Board members' comments or requests.

125

126 **TENTH ORDER OF BUSINESS**

**Public Comments**

127

128 No members of the public spoke.

129

130 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

131

132

<p>133 <b>On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the</b>  134 <b>meeting adjourned at approximately 12:06 p.m.</b></p>
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135

136

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140

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

141  
142  
143  
144  
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146

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Secretary/Assistant Secretary

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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*

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