

LAKES OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT 2**

September 13, 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

September 6, 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 September 13, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., First Floor Construction Conference Room, 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 July 31, 2023
4. Approval of August 9, 2023 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: October 11, 2023 at 11:00 AM

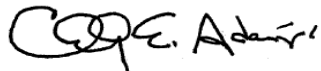
○ QUORUM CHECK

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
JULY 31, 2023**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 6,000	\$ -	\$ 6,000
Due from Landowner	10,042	17,186	27,228
Total assets	<u>\$ 16,042</u>	<u>\$ 17,186</u>	<u>\$ 33,228</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 7,243	\$ 17,186	\$ 24,429
Due to Landowner	-	42,983	42,983
Accrued wages payable	2,600	-	2,600
Tax payable	199	-	199
Landowner advance	6,000	-	6,000
Total liabilities	<u>16,042</u>	<u>60,169</u>	<u>76,211</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	10,042	-	10,042
Total deferred inflows of resources	<u>10,042</u>	<u>-</u>	<u>10,042</u>
Fund balances:			
Restricted for:			
Debt service	-	(42,983)	(42,983)
Unassigned	(10,042)	-	(10,042)
Total fund balances	<u>(10,042)</u>	<u>(42,983)</u>	<u>(53,025)</u>
Total liabilities and fund balances	<u>\$ 16,042</u>	<u>\$ 17,186</u>	<u>\$ 33,228</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 33,890	\$ 111,490	30%
Total revenues	<u>-</u>	<u>33,890</u>	<u>111,490</u>	30%
EXPENDITURES				
Professional & administrative				
Supervisors	2,799	8,181	12,700	64%
Management/accounting/recording*	2,000	20,000	48,000	42%
Legal	2,762	5,844	20,000	29%
Engineering	-	-	10,000	0%
Audit**	-	-	3,500	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent**	-	-	1,000	0%
Trustee**	-	-	4,000	0%
Telephone	16	167	200	84%
Postage	-	37	500	7%
Printing & binding	42	417	1,000	42%
Legal advertising	170	933	2,500	37%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	209	750	28%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total expenditures	<u>7,789</u>	<u>42,643</u>	<u>111,490</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	(7,789)	(8,753)	-	
Fund balances - beginning	(2,253)	(1,289)	-	
Fund balances - ending	<u>\$ (10,042)</u>	<u>\$ (10,042)</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 JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	-	39,732
Total expenditures	<u>-</u>	<u>39,732</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (39,732)
 Fund balances - beginning	 (42,983)	 (3,251)
Fund balances - ending	<u>\$ (42,983)</u>	<u>\$ (42,983)</u>

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

MINUTES

DRAFT
MINUTES OF MEETING
LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2

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The Board of Supervisors of the Lakes of Sarasota Community Development District 2 held a Public Hearing and Regular Meeting on August 9, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

Present were:

Pete Williams	Chair
Kris Watts	Vice Chair
Pricilla Heim	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present, were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:51 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Adams stated there were no members of the public present.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution of 2023-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams stated that the proposed Fiscal Year 2024 budget is the same version as originally presented. As conveyance of infrastructure to the CDD is not anticipated, this will be a Developer-funded budget; funding requests will be submitted only for expenses incurred.

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

There were no public comments.

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

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, Resolution of 2023-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2023/2024
Budget Funding Agreement**

Mr. Adams stated that the second builder, Neal Communities of Southwest Florida, must be added to the Funding Agreement.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement with Neal Signature Homes, LLC, as amended, to add Neil Communities of Southwest Florida to the Agreement, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
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**

On MOTION by Ms. Heim and seconded by Mr. Williams, with all in favor, Resolution 2023-05, 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, was adopted.

85 SIXTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of June 30, 2023

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88 On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the
89 Unaudited Financial Statements as of June 30, 2023, were accepted.

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92 SEVENTH ORDER OF BUSINESS

Approval of July 12, 2023 Regular Meeting Minutes

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95 On MOTION by Ms. Heim and seconded by Ms. Watts, with all in favor, the July
96 12, 2023 Regular Meeting Minutes, as presented, were approved.

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99 EIGHTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel: Vogler Ashton, PLLC

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B. District Engineer (Interim): AM Engineering, LLC

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There were no District Counsel or District Engineer reports.

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

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• NEXT MEETING DATE: September 13, 2023 at 11:30 AM

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○ QUORUM CHECK

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108 NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

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There were no Board Members' comments or requests.

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112 TENTH ORDER OF BUSINESS

Public Comments

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There were no public comments.

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116 ELEVENTH ORDER OF BUSINESS

Adjournment

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118 On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the
119 meeting adjourned at 11:56 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 2023/2024 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Blvd, Sarasota, FL 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	11:00 AM
November 8, 2023	Regular Meeting	11:00 AM
December 13, 2023	Regular Meeting	11:00 AM
January 10, 2024	Regular Meeting	11:00 AM
February 14, 2024	Regular Meeting	11:00 AM
March 13, 2024	Regular Meeting	11:00 AM
April 10, 2024	Regular Meeting	11:00 AM
May 8, 2024	Regular Meeting	11:00 AM
June 12, 2024	Regular Meeting	11:00 AM
July 10, 2024	Regular Meeting	11:00 AM
August 14, 2024	Regular Meeting	11:00 AM
September 11, 2024	Regular Meeting	11:00 AM