

**LAKES OF  
SARASOTA**

**COMMUNITY DEVELOPMENT  
DISTRICT 2**

**October 11, 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

October 4, 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 October 11, 2023 at 11:00 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 August 31, 2023
4. Approval of September 13, 2023 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: November 8, 2023 at 11:00 AM

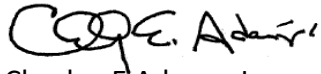
○ QUORUM CHECK

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  
AUGUST 31, 2023**

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

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 4,324	\$ -	\$ 4,324
Undeposited funds	29,016	-	29,016
Due from Landowner	1,938	-	1,938
Due from general fund	-	17,186	17,186
Total assets	\$ 35,278	\$ 17,186	\$ 52,464
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 9,139	\$ 17,186	\$ 26,325
Due to Landowner	-	42,983	42,983
Due to debt service fund	17,186	-	17,186
Accrued wages payable	3,800	-	3,800
Tax payable	444	-	444
Landowner advance	6,000	-	6,000
Total liabilities	36,569	60,169	96,738
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	1,938	-	1,938
Total deferred inflows of resources	1,938	-	1,938
Fund balances:			
Restricted for:			
Debt service	-	(42,983)	(42,983)
Unassigned	(3,229)	-	(3,229)
Total fund balances	(3,229)	(42,983)	(46,212)
Total liabilities, deferred inflows of resources and fund balances	\$ 35,278	\$ 17,186	\$ 52,464

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 11,830	\$ 45,720	\$ 111,490	41%
Total revenues	<u>11,830</u>	<u>45,720</u>	<u>111,490</u>	41%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	2,153	10,550	12,700	83%
Management/accounting/recording*	2,000	22,000	48,000	46%
Legal	-	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	183	200	92%
Postage	8	45	500	9%
Printing & binding	42	458	1,000	46%
Legal advertising	583	1,515	2,500	61%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	210	750	28%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total expenditures	<u>4,802</u>	<u>47,660</u>	<u>111,490</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	7,028	(1,940)	-	
Fund balances - beginning	<u>(10,257)</u>	<u>(1,289)</u>	-	
Fund balances - ending	<u>\$ (3,229)</u>	<u>\$ (3,229)</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 AUGUST 31, 2023**

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

# **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 September 13, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., First Floor Construction Conference Room, Sarasota, Florida 34240.

**Present were:**

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

**Also present, were:**

Chuck Adams	District Manager
Shawn Liens (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:41 a.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments:**

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

**THIRD ORDER OF BUSINESS**

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

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.**

40 **FOURTH ORDER OF BUSINESS**

**Approval of August 9, 2023 Public Hearing  
and Regular Meeting Minutes**

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44 **On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in**  
45 **favor, the August 9, 2023 Public Hearing and Regular Meeting Minutes, as**  
46 **presented, were approved.**

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

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There were no District Counsel, District Engineer or District Manager reports.

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- **NEXT MEETING DATE: October 11, 2023 at 11:00 AM**

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- **QUORUM CHECK**

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58 **SIXTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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There were no Board Members' comments or requests.

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62 **SEVENTH ORDER OF BUSINESS**

**Public Comments:**

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There were no public comments.

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66 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

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69 **On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the**  
70 **meeting adjourned at 11:43 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 2023/2024 MEETING SCHEDULE**

**LOCATION**

*5800 Lakewood Ranch Blvd, Sarasota, FL 34240*

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