

LAKES OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT 2**

BOARD OF SUPERVISORS

November 13, 2024

**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

November 6, 2024

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 November 13, 2024 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. Administration of Oath of Office to Newly Elected Supervisor [SEAT 3, 4 & 5] *(the following to be provided in a separate package)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-02, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
5. Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
6. Consideration of Resolution 2025-04, Electing and Removing Officers of the District and Providing for an Effective Date
7. Acceptance of Unaudited Financial Statements as of September 30, 2024

8. Staff Reports

- A. District Counsel: *Vogler Ashton, PLLC*
- B. District Engineer: *AM Engineering, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 11, 2024 at 11:00 AM

- QUORUM CHECK

SEAT 1	PETE WILLIAMS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	KRIS WATTS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	DALE WEIDEMILLER	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	JOHN BLAKLEY	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	PRISCILLA HEIM	☐	IN PERSON	☐	PHONE	☐	NO

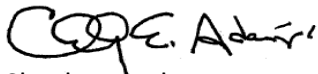
9. Board Members' Comments/Requests

10. Public Comments

11. 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

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN REDESIGNATING THE TIME FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Lakes of Sarasota Community Development District 2 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Sarasota County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") previously adopted Resolution 2024-03, Ratifying the Actions of the District Manager in Redesignating the Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date; and

WHEREAS, the Board desires to ratify its actions in redesignating the time of the Landowners' Meeting and the District Manager's action in providing the required notice landowners' meeting and election, proxy, ballot form and instructions.

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

SECTION 1. The actions of the District Manager in redesignating the time of the Landowners' Meeting and providing the notice are hereby ratified. Resolution 2024-03 is hereby amended to reflect that the time of Landowners' Meeting as declared in Resolution 2024-03 is redesignated to 10:45 a.m., on November 5, 2024, at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

SECTION 2. Except as otherwise provided herein, all of the provisions of Resolution 2024-03 continue in full force and effect.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of November, 2024.

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT 2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

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RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, 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*, being situated entirely within Sarasota County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Dave Weidemiller	Seat 3	427 Votes
John Blakley	Seat 4	427 Votes
Priscilla Heim	Seat 5	380 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Dave Weidemiller	Seat 3	4-Year Term
John Blakley	Seat 4	4-Year Term
Priscilla Heim	Seat 5	2-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of November, 2024.

Attest:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT 2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

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RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF
SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective November 13, 2024:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 13, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley E. Adams, Jr. is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 13TH DAY OF NOVEMBER, 2024.

ATTEST:

LAKE OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKEs OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

UNAUDITED FINANCIAL STATEMENTS

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2024**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 4,294	\$ -	\$ -	\$ 4,294
Investments				
Due from Landowner	15,811	-	1,185,387	1,201,198
Total assets	<u>\$ 20,105</u>	<u>\$ -</u>	<u>\$ 1,185,387</u>	<u>\$ 1,205,492</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,730	\$ -	\$ 1,185,387	\$ 1,200,117
Retainage payable	-	-	250,139	250,139
Due to Landowner	-	42,983	5,321,409	5,364,392
Tax payable	459	-	-	459
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>21,189</u>	<u>42,983</u>	<u>6,756,935</u>	<u>6,821,107</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	9,313	-	-	9,313
Total deferred inflows of resources	<u>9,313</u>	<u>-</u>	<u>-</u>	<u>9,313</u>
Fund balances:				
Restricted for:				
Debt service	-	(42,983)	-	(42,983)
Capital projects	-	-	(5,571,548)	(5,571,548)
Unassigned	(10,397)	-	-	(10,397)
Total fund balances	<u>(10,397)</u>	<u>(42,983)</u>	<u>(5,571,548)</u>	<u>(5,624,928)</u>
Total liabilities and fund balances	<u>\$ 20,105</u>	<u>\$ -</u>	<u>\$ 1,185,387</u>	<u>\$ 1,205,492</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 6,498	\$ 55,325	\$ 111,490	50%
Total revenues	<u>6,498</u>	<u>55,325</u>	<u>111,490</u>	50%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	11,411	12,700	90%
Management/accounting/recording*	2,000	24,000	48,000	50%
Legal	12,065	15,573	20,000	78%
Engineering	-	1,755	10,000	18%
Audit**	-	3,200	3,500	91%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent**	-	-	1,000	0%
Trustee**	-	-	4,000	0%
Telephone	17	200	200	100%
Postage	26	438	500	88%
Printing & binding	41	500	1,000	50%
Legal advertising	581	2,287	2,500	91%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	3	278	750	37%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total expenditures	<u>15,810</u>	<u>65,722</u>	<u>111,490</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(9,312)	(10,397)	-	
Fund balances - beginning	(1,085)	-	12,841	
Fund balances - ending	<u>\$ (10,397)</u>	<u>\$ (10,397)</u>	<u>\$ 12,841</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	-	-
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(42,983)	(42,983)
Fund balances - ending	<u>\$ (42,983)</u>	<u>\$ (42,983)</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT 2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>1,226,061</u>	<u>5,502,429</u>
Total expenditures	<u>1,226,061</u>	<u>5,502,429</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,226,061)	(5,502,429)
Fund balances - beginning	<u>(4,345,487)</u>	<u>(69,119)</u>
Fund balances - ending	<u><u>\$ (5,571,548)</u></u>	<u><u>\$ (5,571,548)</u></u>

LAKEs OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

STAFF

REPORTS

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
5800 Lakewood Ranch Blvd, Sarasota, Florida 34240		
¹ First Floor Construction Conference Room		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED INCLEMENT WEATHER	Regular Meeting	11:00 AM
October 24, 2024 ¹	Regular Meeting	11:00 AM
November 5, 2024	Landowners' Meeting	10:45 AM
November 13, 2024	Regular Meeting	11:00 AM
December 11, 2024	Regular Meeting	11:00 AM
January 8, 2025	Regular Meeting	11:00 AM
February 12, 2025	Regular Meeting	11:00 AM
March 12, 2025	Regular Meeting	11:00 AM
April 9, 2025	Regular Meeting	11:00 AM
May 14, 2025	Regular Meeting	11:00 AM
June 11, 2025	Regular Meeting	11:00 AM
July 9, 2025	Regular Meeting	11:00 AM
August 13, 2025	Regular Meeting	11:00 AM
September 10, 2025	Regular Meeting	11:00 AM