

LAKEs OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT 2**

BOARD OF SUPERVISORS

January 8, 2025

**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

December 30, 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 January 8, 2025 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 November 30, 2024
4. Approval of December 11, 2024 Regular Meeting Minutes
5. 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: February 12, 2025 at 11:00 AM

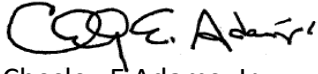
○ QUORUM CHECK

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

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,

A handwritten signature in black ink, appearing to read "C. Adams, Jr.", with a stylized, cursive script.

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
NOVEMBER 30, 2024**

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 757,391	\$ -	\$ -	\$ 757,391
Due from Landowner	24,294	-	12,960	37,254
Due from general fund	-	-	754,342	754,342
Total assets	<u>\$ 781,685</u>	<u>\$ -</u>	<u>\$ 767,302</u>	<u>\$ 1,548,987</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	21,103	-	766,753	787,856
Retainage payable	-	-	268,526	268,526
Due to Landowner	-	42,983	5,676,714	5,719,697
Due to other	175	-	-	175
Due to capital projects fund	754,342	-	-	754,342
Tax payable	153	-	-	153
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>781,773</u>	<u>42,983</u>	<u>6,711,993</u>	<u>7,536,749</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	23,782	-	-	23,782
Total deferred inflows of resources	<u>23,782</u>	<u>-</u>	<u>-</u>	<u>23,782</u>
Fund balances:				
Restricted for:				
Debt service	-	(42,983)	-	(42,983)
Capital projects	-	-	(5,944,691)	(5,944,691)
Unassigned	(23,870)	-	-	(23,870)
Total fund balances	<u>(23,870)</u>	<u>(42,983)</u>	<u>(5,944,691)</u>	<u>(6,011,544)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 781,685</u>	<u>\$ -</u>	<u>\$ 767,302</u>	<u>\$ 1,548,987</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 8,146	\$ 111,810	7%
Total revenues	<u>-</u>	<u>8,146</u>	<u>111,810</u>	7%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	1,077	12,800	8%
Management/accounting/recording*	2,000	4,000	48,000	8%
Legal	-	-	20,000	0%
Engineering	10,988	10,988	10,000	110%
Audit**	-	-	3,500	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent**	-	-	1,000	0%
Trustee**	-	-	4,000	0%
Telephone	17	33	200	17%
Postage	-	-	500	0%
Printing & binding	42	83	1,000	8%
Legal advertising	1,034	1,034	2,500	41%
Annual special district fee	-	175	175	100%
Insurance	-	5,908	5,720	103%
Contingencies/bank charges	82	88	750	12%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total expenditures	<u>15,240</u>	<u>23,386</u>	<u>111,810</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(15,240)	(15,240)	-	
Fund balances - beginning	(8,630)	(8,630)	-	
Fund balances - ending	<u><u>\$ (23,870)</u></u>	<u><u>\$ (23,870)</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 NOVEMBER 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	\$ (42,983)	\$ (42,983)

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

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>162,819</u>	<u>380,687</u>
Total expenditures	<u>162,819</u>	<u>380,687</u>
Excess/(deficiency) of revenues over/(under) expenditures	(162,819)	(380,687)
Fund balances - beginning	<u>(5,781,872)</u>	<u>(5,564,004)</u>
Fund balances - ending	<u><u>\$ (5,944,691)</u></u>	<u><u>\$ (5,944,691)</u></u>

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 December 11, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

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

Also present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:18 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Priscilla Heim [Seat 5] (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Priscilla Heim. As an experienced Board Member, Ms. Heim is familiar with the following:

- 39 A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
40 B. Membership, Obligations and Responsibilities
41 C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
42 D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local
43 Public Officers
44

45 **FOURTH ORDER OF BUSINESS**

Ratification of Resolution 2025-04, Electing
and Removing Officers of the District and
Providing for an Effective Date

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47
48
49 Mr. Adams presented Resolution 2025-04.
50

51 On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor,
52 Resolution 2025-04, Electing and Removing Officers of the District and
53 Providing for an Effective Date, was ratified.
54
55

56 **FIFTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of October 31, 2024

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58
59 On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in
60 favor, the Unaudited Financial Statements as of October 31, 2024, were
61 accepted.
62
63

64 **SIXTH ORDER OF BUSINESS**

Approval of Minutes

- 65
66 A. October 24, 2024 Regular Meeting
67

68 On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the
69 October 24, 2024 Regular Meeting Minutes, as presented, were approved.
70
71

- 72 B. November 5, 2024 Landowners' Meeting
73

On MOTION by Mr. Williams and seconded by Ms. Heim, with all in favor, the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

C. November 13, 2024 Regular Meeting

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the November 13, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

There were no Staff reports.

- **NEXT MEETING DATE: January 8, 2025 at 11:00 AM**
- **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

109
110
111
112
113

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 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