

**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 March 12, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

Pete Williams	Chair
Kris Watts	Vice Chair
John Blakley	Assistant Secretary
Dale Weidemiller (via telephone)	Assistant Secretary
Priscilla Heim (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Wrathell, Hunt and Associates, LLC
Kimberly Ashton (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
Tracy Hecht	HOA Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Williams, Watts and Blakley were present. Supervisors Heim and Weidemiller attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Tracy Hecht, representing the HOA stated the understanding of the HOA, with regard to irrigation, is that the point of connection from the lot and in is the lot owner's responsibility and the point of connection out to common area on Windward and Grand Park are the CDD's responsibility.

Discussion ensued regarding which entity would be responsible for repairs and maintenance of various types of breaks, repairs and other issues related to irrigation and the irrigation lines.

Ms. Hecht asked for the Irrigation Reports to be shared with the HOA.

A Board Member noted that the CDD is not receiving timely reporting from the vendor, which has been an issue. He recalled that the HOA brought the vendor to the CDD and the CDD switched to the HOA vendor as the price was much less.

Discussion ensued regarding the CDD and HOA jointly seeking a new vendor, the bid/proposal process, etc.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-05, Setting Forth the Terms of the District's Special Assessment Bonds, Series 2025 Project; Confirming District Projects for Construction and/or Acquisition of Infrastructure Improvements; Confirming and Levying Special Assessments on the Property Specifically Benefitted by Such Projects to Pay the Cost of the Improvements Thereon; Confirming the Adoption of the Supplemental Engineer's Report; Confirming the Adoption of the Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing the Bonds for the Series 2025 Project; Providing for the Reallocation of Special Assessments and Application of Prepayments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of Notice of the Bonds for the Series 2025 Project's Special Assessments' Liens; Providing for Conflicts, Severability and an Effective Date

Mr. Adams presented Resolution 2025-05 and the following items:

- Exhibit “A”: Lakes of Sarasota Community Development District 2 Supplemental Report for Phases 1A, 2A & 1B by District Engineer, dated September 2024, and approved by the District on October 24, 2024
- Exhibit “B”: Lakes of Sarasota Community Development District 2 Final First Supplemental Assessment Methodology Report, dated February 13, 2025, and adopted, approved, ratified, and confirmed by the District on March 12, 2025
- Exhibit “C”: Phase A/1B Assessment Area Legal Description

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2025-05, Setting Forth the Terms of the District’s Special Assessment Bonds, Series 2025 Project; Confirming District Projects for Construction and/or Acquisition of Infrastructure Improvements; Confirming and Levying Special Assessments on the Property Specifically Benefitted by Such Projects to Pay the Cost of the Improvements Thereon; Confirming the Adoption of the Supplemental Engineer’s Report; Confirming the Adoption of the Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing the Bonds for the Series 2025 Project; Providing for the Reallocation of Special Assessments and Application of Prepayments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of Notice of the Bonds for the Series 2025 Project’s Special Assessments’ Liens; Providing for Conflicts, Severability and an Effective Date, was adopted.

Mr. Adams stated that, with the closing, District Counsel has commenced the steps for the final merger, which was previously authorized by the Board.

FOURTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of January 31, 2025

On MOTION by Ms. Watts and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

FIFTH ORDER OF BUSINESS

Approval of February 12, 2025 Regular Meeting Minutes

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the February 12, 2025 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Vogler Ashton, PLLC**
- B. District Engineer: AM Engineering, Inc.**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: April 9, 2025 at 11:00 AM**
 - **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments:

No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Williams and seconded by Ms. Watts, with all in favor, the meeting adjourned at 11:21 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to be 'C. P. S. A.', written above a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to be 'O. W.', written above a horizontal line.

Chair/Vice Chair