

LAKES OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT**

June 8, 2022

**REGULAR
MEETING AGENDA**

Lakes of Sarasota Community Development District
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

June 1, 2022

Board of Supervisors
Lakes of Sarasota Community Development District

Dear Board Members:

The Board of Supervisors of the Lakes of Sarasota Community Development District will hold a Regular Meeting on June 8, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(limited to 3 minutes per individual)*
3. Ratification of Resolution 2022-06, Appointing and Removing Officers of the District and Providing for an Effective Date
4. Ratification of Resolution 2022-07, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date
5. Consideration of Resolution 2022-08, Redesignating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
6. Consideration of Resolution 2022-09, Authorizing and Approving Change of Registered Agent and Registered Office of the District, and Providing for an Effective Date
7. Consideration of Stormwater Needs Analysis Reports
8. Approval of May 11, 2022 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *AM Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 13, 2022 at 12:00 P.M.

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

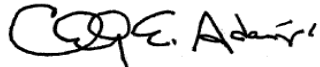
○ QUORUM CHECK

JOHN LEINAWEAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SANDY FOSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
JOHN BLAKLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) 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

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RESOLUTION 2022-06

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

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

WHEREAS, the District's Board of Supervisors desires to appoint and remove Officers of the District.

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

SECTION 1. The following are appointed as Officers of the District effective June 1, 2022:

Chesley E Adams is appointed Secretary;

Craig Wrathell is appointed Assistant Secretary;

Craig Wrathell is appointed as Treasurer;

Jeff Pinder is appointed as Assistant Treasurer;

SECTION 2. The following Officers shall be removed as Officers as of 11:59 p.m. on May 31, 2022.

Vivian Carvalho Secretary;

Venessa Ripoli Assistant Secretary;

Jennifer Glasgow is appointed as Treasurer;

Amanda Lane is appointed as Assistant Treasurer;

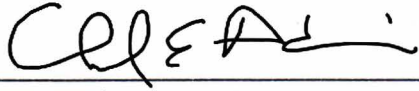
SECTION 3. This Resolution supersedes any prior appointments made by the Board for Secretaries, Treasurer, Assistant Secretaries, and Assistant Treasurers.

SECTION 4. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

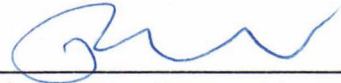
PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2022.

ATTEST:

LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO APPOINT SIGNORS ON THE LOCAL BANK ACCOUNT; AND PROVIDING 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; and

WHEREAS, the District's Board of Supervisors desires to appoint District Chair, Treasurer and Assistant Treasurer as signors on the account.

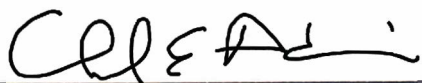
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT THAT:

1. **DESIGNATING AUTHORIZED SIGNATORIES.** The District Chair, Treasurer and Assistant Treasurer shall be appointed as signors on the local bank account.
2. **EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of May, 2022.

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-08

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

- 1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 2. PRINCIPAL HEADQUARTERS.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, and within Sarasota County, Florida.
- 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 8th day of June, 2022.

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the District previously designated a registered agent and a registered office location; and

WHEREAS, at this time, the District desires to designate a new registered agent and registered office for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

- 1. DESIGNATION OF REGISTERED AGENT.** Craig Wrathell is hereby designated as Registered Agent for the District.
- 2. REGISTERED OFFICE.** The District's Registered Office shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 3. FILING.** In accordance with Section 189.014, Florida Statutes, the District’s Secretary is hereby directed to file certified copies of this resolution with the County and the Florida Department of Economic Opportunity.
- 4. EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 8th day of June, 2022

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT 2

8

1 **MINUTES OF MEETING**

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3 **LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT**
4 **BOARD OF SUPERVISORS MEETING MINUTES**
5 **Wednesday, May 11, 2022, at 12:15 P.M.**
6 **5800 Lakewood Ranch Blvd,**
7 **Sarasota, FL 34240**

8
9 Board Members Present via Speakerphone or In Person:

10		
11	Pete Williams	Chairperson
12	John Leinaweaver	Vice Chairperson
13	Sandy Foster	Assistant Secretary
14	John Blakley	Assistant Secretary
15	Dale Weidemiller	Assistant Secretary
16		

17 Also present via Speakerphone or In Person:

18			
19	Vivian Carvalho	District Manager-PFM Group Consulting LLC	
20	Amanda Lane	Assistant Chief District Accountant- PFM Group Consulting	
21		LLC	(via phone)
22	Ed Vogler	District Counsel- Vogler Ashton	(via phone)
23	Shawn Leins	District Engineer- AM Engineering	(via phone)
24	Bobbi Claybrooke	District Engineer- AM Engineering	(via phone)
25	Jim Schier	Neal Communities	
26	Pam Curran	Neal Communities	
27	John McKay	J.H. McKay, LLC	
28	Chuck Adams	Wrathell, Hunt and Associates, LLC	
29			

30 **FIRST ORDER OF BUSINESS**

Administrative Matters

31
32 **Call to Order and Roll Call**

33
34 The Board of Supervisors' Meeting for Lakes of Sarasota CDD was called to order at 1:08
35 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the
36 meeting. Those in attendance are outlined above either in person or via speaker phone.

37
38 **Public Comment Period**

39
40 There were no comments from the public.

41
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43 **SECOND ORDER OF BUSINESS**

Business Matters

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45 **Consideration of the minutes of**
46 **the April 9, 2022, Board of**
47 **Supervisors Meeting**

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49 The Board reviewed the Minutes of the April 9, 2022, Board of Supervisors' Meeting.
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ON MOTION by Mr. Williams, seconded by Ms. Blakley, with all in favor, the Board approved the Minutes of the April 9, 2022, Board of Supervisors' Meeting.

Consideration of Resolution 2022-04, Approving a Preliminary Budget for Fiscal Year 2023 and Setting a Hearing Date [Suggested Hearing Date of August 10, 2022]

The Board reviewed the Preliminary Budget.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all those in favor, the Board approved the Preliminary Budget for Fiscal Year 2023 and Set a Hearing Date for August 10, 2022, at 12:00PM at this location.

Consideration of Resolution 2022-05, Designating Date, Time, and Location for Landowners Meeting

Ms. Carvalho stated the second election would take place on November 8, 2022, at 12:00 p.m. at the current location.

On MOTION by Mr. Williams, seconded by Ms. Foster, with all those in favor, the Board approved Designating a Date, Time, and Location for Landowners Meeting for November 8, 2022, at 12:00 p.m. at the current location.

Letter from Supervisor of Elections, Sarasota County

Ms. Carvalho stated there are a total of 41 registered voters within the confines of the District.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Letter from Supervisor of Elections, Sarasota County.

Review and Consideration of the Sarasota Tax Collector Levying Authority Agreement

100 Mr. Williams inquired if Mr. Vogler had taken a look at the agreement. Mr. Vogler stated
101 he has not but assured that it would be completed.
102

103
104 ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board
105 approved Sarasota Tax Collector Levying Authority Agreement.
106

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110 **Review and Consideration of the**
111 **Stormwater Needs Analysis**
112 **Report**
113

114
115 Ms. Carvalho suggested a motion to approve the Stormwater Needs Analysis Report
116 proposal.
117

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119 ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board
120 approved the Stormwater Needs Analysis Report proposal.
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124 **Ratification of Funding Request**
125 **No. 87- No. 89**
126

127 Ms. Carvalho suggested a motion to ratify the Funding Request.
128

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130 ON MOTION by Mr. Williams, seconded by Ms. Foster, with all in favor, the Board ratified
131 the Funding Request No. 87 – No. 89.
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136 **Ratification of Payment**
137 **Authorization No. 21**
138

139 Ms. Carvalho suggested a motion to ratify the Payment Authorization. No.21
140

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142 ON MOTION by Mr. Williams, seconded by Ms. Foster, with all in favor, the Board ratified
143 the Payment Authorization No. 21.
144

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147 **Ratification of Requisitions Series**
148 **2021B Utility No. 018- No. 019**
149

150 Ms. Carvalho suggested a motion to ratify the Requisitions Series 2021B Utility **No. 018-**
151 **No. 019.**

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154 ON MOTION by Mr. Williams, seconded by Ms. Foster, with all in favor, the Board ratified
155 the Requisition Series 2021 Utility No. 018 – No. 019.
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160 **Review of District Financial**
161 **Statements**

162
163 The Board reviewed the District Financial Statements through March 31, 2022.
164

165 ON MOTION by Mr. Williams, seconded by Ms. Foster, with all in favor, the Board
166 accepted the District Financial Statements.
167

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171 **THIRD ORDER OF BUSINESS**

Other Business Matters

Staff Reports

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175 **District Counsel** – No Report
176

177 **District Engineer** – They have sent out another advertisement for the pre-qualifications
178 for contractors for projects that are upcoming at The Lakes of Sarasota Community. One
179 response was received from Fire Thorn, which is a sub-contractor to one of the contractors
180 at the community. They are recommended for approval for being a pre-qualifying
181 contractor. Currently they would be limited to the amount of work they can do due to their
182 bonding limitations, but they are working towards an increase.
183

184 District Engineer suggested a motion to approve the pre-qualifying list adding Fire Thorn
185 with the condition that they don't exceed their bonding contracts with the District.
186

187
188 ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board
189 approved Fire Thorn as a pre-qualifying contractor for upcoming projects in the Lakes of
190 Sarasota Community with the condition that they don't exceed their bonding contracts
191 with the District.
192

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195 **District Manager** – Ms. Carvalho noted the next regular scheduled meeting is for June
196 8, 2022, at this location at 12:00 p.m. The District is looking at continuing today's meeting
197 to May 24, 2022, at 12:00 p.m.
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FOURTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

There were no Supervisor requests or audience comments.

FIFTH ORDER OF BUSINESS

Continuance

There was no additional business to discuss, Ms. Carvalho requested a motion to continue the meeting to May 24, 2022, at 12:00 p.m. at this location.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the May 11, 2022, Board of Supervisors Meeting of the Lakes of Sarasota Community Development District was continued at 1:18 p.m. to May 24, 2022, at 12:00 p.m. at this location.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

9C

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2021	Regular Meeting	12:15 PM
November 10, 2021	Regular Meeting	12:15 PM
December 8, 2021	Regular Meeting	12:15 PM
January 12, 2022	Regular Meeting	12:15 PM
February 9, 2022	Regular Meeting	12:15 PM
March 9, 2022	Regular Meeting	12:15 PM
April 13, 2022	Regular Meeting	12:15 PM
May 11, 2022	Regular Meeting	12:15 PM
May 24, 2022 CANCELED	Continued Meeting	12:00 PM
June 8, 2022	Regular Meeting	12:00 PM
July 13, 2022	Regular Meeting	12:00 PM
August 10, 2022	Regular Meeting	12:00 PM
September 14, 2022	Regular Meeting	12:00 PM