

**MINUTES OF MEETING  
LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakes of Sarasota Community Development District held a Regular Meeting on March 8, 2023, at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

**Present were:**

Pete Williams	Chair
Sandy Foster	Vice Chair
Dale Weidemiller (via telephone)	Assistant Secretary
John Leinaweaver	Assistant Secretary
John Blakley	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
Shawn Leins	District Engineer
Mike Kennedy	Stantec
Pam Curran	Neal Communities

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:51 a.m. Supervisors Leinaweaver, Foster, Williams and Blakley were present. Supervisor Weidemiller attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (*limited to 3 minutes per individual*)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Lorraine Road Extension Project Documents**

Mr. Kennedy discussed the goals and progress of the ongoing Lorraine Road Extension Project extending Lorraine Road Park all the way to Laurel Road. He presented the following:

- A. Developer Funding and Reimbursement Agreement**
- B. Interlocal Agreement for Design and Permitting of Lorraine Road**
- C. Proposals/Consultant Contracts**

**LAKES OF SARASOTA CDD**

**March 8, 2023**

Mr. Kennedy stated the Interlocal Agreement was approved by the Sarasota Board of County Commissioners on March 7, 2023. He reviewed the proposals and noted the original plan was for the Developer to fund the project and receive impact fee credits but the County recently changed the process. Now, consultants will perform the work and bill the CDD, the CDD will then bill the County, the County will pay the CDD and the CDD will pay the Consultants.

Mr. Vogler stated the CDD entered into a similar Agreement with Sarasota County whereby Stantec was employed to conduct a study for the Lorraine Road alignment, funded in part by both the Developer and the County. The Interlocal Agreement for roadway engineering is done in collaboration with the Developers to the north and south. The County will fund the engineering and any overruns and, at the County's request, the CDD is the pass-through entity.

**On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the Developer Funding and Reimbursement Agreement, Interlocal Agreement for Design and Permitting of Lorraine Road, Stantec Consulting Service, Inc., Proposal for Professional Engineering Services in the amount of \$2,290,000, Kimley-Horn Proposal for Professional Environmental Consulting Services in the lump sum amounts of \$13,500 for Task 1 and \$14,500 for Task 2, Ardurra Proposal of Services and Fees for Professional Environmental Consulting Services in the lump sum fees of \$47,500 for the Crested Caracara survey and \$18,000 for the Bonneted Bat survey and \$7,500 for the Gopher Tortoise survey and the ACI Archaeological Consultants, Inc. Proposal for a Cultural Resource Assessment Survey (CRAS) in the amount of \$4,000 plus any additional costs as described, were approved and/or ratified.**

**FOURTH ORDER OF BUSINESS**

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

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

**FIFTH ORDER OF BUSINESS**

**Approval of February 8, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the February 8, 2023 Regular Meeting Minutes, as presented, were approved.**

Staff Reports

A. District Counsel: *Vogler Ashton, PLLC*

There was no report.

B. District Engineer: *AM Engineering, Inc.*

Mr. Leins stated H&J might be problematic as H&J was fired from the job. Staff is addressing issues and finalizing all outstanding payments. Other contractors are finishing the Phase 2 Project. Phase 3 construction commenced and most of the Phase 3A earthwork is completed. County utility permits to begin work on the water and sewer are pending.

Mr. Leins stated Staff is addressing minor issues and trying to avoid legal issues. Mr. Vogler noted it is usual and customary for the District Manager and District Engineer to manage such matters. He suggested using retainage and the ability to withhold funding to encourage communication and resolution, implementing final signoff or acknowledgment when disputed matters are resolved and not waiving any warranty or other type of remedy without the Board's approval or full understanding of the circumstances. Mr. Leins stated lack of production in a timely manner was the primary reason for termination and, while quality of work was not an issue, DEME Construction LLC (DEME) is on site addressing minor quality issues.

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

- NEXT MEETING DATE: April 12, 2023 at 11:30 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: Non-Agenda Items  
(limited to 3 minutes per individual)


No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the meeting adjourned at 12:07 p.m.

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair