

# Lakes of Sarasota Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

[www.lakesofsarasotacdd.com](http://www.lakesofsarasotacdd.com)

---

The following is the agenda for the Board of Supervisors Meeting for the **Lakes of Sarasota Community Development District**, scheduled to be held **Wednesday, October 13, 2021 at 12:15 p.m. at the 5800 Lakewood Ranch Blvd, Sarasota, FL 34240**. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 790 562 990 #**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matter**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **Business Matters**

1. Consideration of the Minutes of the September 8, 2021 Board of Supervisors Meeting
2. Ratification of Property Appraiser Agreement
3. Review & Consideration of Grau & Associates Engagement Letter for Auditing Services
4. Consideration of Resolution 2022-01, Designating the Primary Administrative Office
5. Consideration of Resolution 2022-02, Designating Registered Agent & Office
6. Ratification of Funding Request 64 --70
7. Review of District Financial Statements *(under separate cover)*

### **Other Business**

#### **Staff Reports**

District Counsel

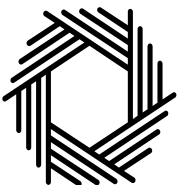
District Engineer

- Contract for the Ibis/Hawkins Realignment

District Manager

#### **Supervisor Requests and Audience Comments**

### **Adjournment**



**pfm**

**Lake of Sarasota  
Community Development District**

Consideration of the Minutes of the September 8, 2021  
Board of Supervisors Meeting

**MINUTES OF MEETING**

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING MINUTES  
Wednesday, September 8, 2021 at 12:15 P.M.  
5800 Lakewood Ranch Blvd,  
Sarasota, FL 34240**

Board Members Present via Speakerphone or In Person:

Pete Williams	Chairperson
John Leinaweaver	Assistant Secretary
Dale Weidemiller	Assistant Secretary
Sandy Foster	Vice Chairperson
John Blakley	Assistant Secretary

Also present via Speakerphone or In Person:

Vivian Carvalho	District Manager-PFM Group Consulting LLC
Venessa Ripoll	Assistant District Manager- PFM Group Consulting LLC (via phone)
Kim Ashton	District Counsel- Vogler Ashton (via phone)
Jim Schier	Neal Communities
John McKay	Neal Communities
Janice Snow	Neal Communities

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

Ms. Carvalho called to order at 12:27 p.m. the meeting of the Board of Supervisors of the Lakes of Sarasota Community Development District and proceeded with roll call. The persons in attendance are as outlined above.

**Public Comment Period**

There were no members of the public present.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Consideration of the Minutes of  
the Minutes of the August 11,  
2021 Board of Supervisors  
Meeting**

The Board reviewed the Minutes of the August 11, 2021 Board of Supervisors' Meeting.

On MOTION by Mr. Williams, seconded by Mr. Leinaweaver with all in favor, the Board approved the Minutes of the August 11, 2021 Board of Supervisors' Meeting.

**Review and Consideration of the  
PFM Asset Management Arbitrage  
Rebate Engagement Letter**

Ms. Carvalho stated due to the anniversary of the bond issuance per the Trust Indenture the Arbitrage Rebate Calculation Report must be completed. PFM Asset Management does this line of service and provided an engagement letter to the District for consideration. The Engagement letter outlines that PFM Asset Management will do the Arbitrage Rebate Calculation Report per the bond issuance. The exhibit outlines the fee schedule. Mr. Weidemiller asked if the money was budgeted. Ms. Carvalho replied yes.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the PFM Asset Management Arbitrage Rebate Engagement Letter.

**Ratification of Funding Requests  
58-63**

The Board reviewed Funding Requests 58-63.

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified Funding Requests 58-63.

**Review of District Financial  
Statements**

Ms. Carvalho noted the District does not have the District Financial Statements this month. Once they are prepared District staff will release the August Financial Statements to the Board. At the next meeting the Board will accept the August as well as September District Financial Statements.

**THIRD ORDER OF BUSINESS**

**Other Business Matters**

**Staff Reports**

**District Counsel – No Report**

**District Engineer – Not Present**

**District Manager –** Ms. Carvalho noted the District appointed Mr. Leinaweaver to the Board. Ms. Carvalho presented Resolution 2021-09, electing District Officers. The current slate of officers are as follows:

Mr. Williams as Chairperson

Vice Chairperson vacant

The remaining Board as Assistant Secretary along with Venessa Ripoll

Vivian Carvalho as Secretary

Jennifer Glasgow as Treasurer

Amanda Lane as Assistant Treasurer

On MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved Resolution 2021-09, Electing District Officers, as follows; Mr. Williams as Chairperson, Ms. Foster as Vice Chairperson, and Mr. Leinaweaver as Assistant Secretary and the remaining officers position as outlined above.

Ms. Carvalho noted the next meeting is scheduled for October 13, 2021 but the District will be looking at continuing this meeting today.

**Supervisors Requests and  
Audience Comments**

There were no Supervisor requests or audience comments.

**FOURTH ORDER OF BUSINESS**

**Continuation**

There was no additional business to discuss, Ms. Carvalho requested a motion to continue the meeting to September 23, 2021 2021 at 12:00 p.m.

On MOTION by Mr. Weidemiller, seconded by Ms. Foster, with all in favor, the September 8, 2021 Board of Supervisors Meeting of the Lakes of Sarasota Community Development District was continued at 12:31 p.m. to September 23, 2021 at 12:00 p.m. at this location.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**Lake of Sarasota  
Community Development District**

Ratification of Property Appraiser Agreement

## **AGREEMENT**

THIS AGREEMENT made and entered into as of September 20, 2021, by and between LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT, a separate legal entity and local government under Section 163.01(7), F.S. whose address is 3501 QUADRANGLE BLVD SUITE 270, ORLANDO FL 32817 hereinafter referred to as "the LOCAL GOVERNING BOARD" and BILL FURST, PROPERTY APPRAISER of Sarasota County, whose address is 2001 Adams Lane, Sarasota, FL 34237, hereinafter referred to as "PROPERTY APPRAISER."

## **WITNESSETH**

WHEREAS, the LOCAL GOVERNING BOARD certifies that it has established a non-ad valorem, assessment district called LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT and is authorized to impose Non-Ad Valorem assessments and by Resolution 2020-29 has expressed its intent to implement the UNIFORM METHOD FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, as authorized by §197.3632, F.S.

WHEREAS, Section 197.3632(2), F.S., provides that the LOCAL GOVERNING BOARD shall enter into a written agreement with the PROPERTY APPRAISER providing for the reimbursement of necessary administrative costs incurred by the PROPERTY APPRAISER.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

### **ARTICLE I** **Purpose**

The purpose of this agreement is to establish the terms and conditions under which the PROPERTY APPRAISER and the LOCAL GOVERNING BOARD shall comply with the provisions set forth in §197.3632, F.S.

### **ARTICLE II** **Term**

This Agreement shall become effective upon execution and shall run through the end of the calendar year and shall automatically be renewed thereafter, for successive periods, not to exceed one year each unless terminated by the LOCAL GOVERNING BOARD or the PROPERTY APPRAISER. A notice of cancellation shall be in writing and delivered to the other party by January 10 of the calendar year in which either party intends to cancel.

### **ARTICLE III** **Compliance with Laws and Regulations**

The parties shall abide by all Florida statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments and any ordinances or resolutions promulgated by the LOCAL GOVERNING BOARD not inconsistent with, nor contrary to, the provisions set forth in §197.3632, F.S., other applicable Florida laws, and any successor provision, and any applicable rules or successor rules promulgated by the Department of Revenue.

### **ARTICLE IV** **Duties and Responsibilities of the LOCAL GOVERNING BOARD**

The LOCAL GOVERNING BOARD agrees, covenants, and contracts to:

Provide notice to the PROPERTY APPRAISER of any Ordinance and Resolution creating a new Non-Ad Valorem District or amending an existing Non-Ad Valorem District.

Post the non-ad valorem assessment for each parcel on a non-ad valorem assessment roll in a manner that such non-ad valorem assessment roll is free of errors and omissions.

Submit to the PROPERTY APPRAISER non-ad valorem assessment data in the format and by the date specified by the PROPERTY APPRAISER for inclusion in the annual Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments ("TRIM Notice").

Reimburse the PROPERTY APPRAISER for Administrative costs. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, use of computer equipment, postage, and programming.

**ARTICLE V**  
**Duties and Responsibilities of the PROPERTY APPRAISER**

The PROPERTY APPRAISER agrees, covenants, and contracts to:

By June 1 of each calendar year, provide the LOCAL GOVERNING BOARD, in compatible electronic medium, the information required by §197.3632(3)(b) F.S. for each parcel within the boundaries of the district: 1) the names and addresses of the owners of such property and 2) the property identification number for each parcel in a manner that conforms to the format of the ad valorem assessment roll to the Department of Revenue.

Include non-ad valorem assessments in the annual Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments ("TRIM Notice").

When Administrative costs apply, send the LOCAL GOVERNING BOARD an estimate of Administrative costs for budgeting purposes by June 1<sup>st</sup> of each year.

**ARTICLE VI**  
**Miscellaneous**

This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended or modified, except in writing and signed by the parties hereto.

Should any provision of this agreement be declared to be invalid, the remaining provisions of this agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused these presents to be signed by their duly authorized officers.

WITNESS

  
\_\_\_\_\_

SARASOTA COUNTY PROPERTY APPRAISER

BY:   
\_\_\_\_\_

BILL FURST

DATE:   
\_\_\_\_\_

WITNESS

\_\_\_\_\_

LOCAL GOVERNING BOARD REPRESENTATIVE

BY:   
\_\_\_\_\_

PETE WILLIAMS

DATE:   
\_\_\_\_\_



**Lake of Sarasota  
Community Development District**

Review & Consideration of Grau & Associates  
Engagement Letter for Auditing Services



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

September 21, 2021

To Board of Supervisors  
Lakes of Sarasota Community Development District  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Lakes of Sarasota Community Development District, Sarasota County, Florida ("the District") for the fiscal year ended September 30, 2021, with an option for one one-year renewal. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lakes of Sarasota Community Development District as of and for the fiscal year ended September 30, 2021, with an option for one one-year renewal. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's

internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, VIVAN CARVALHO, PFM GROUP CONSULTING, LLC., 3501 QUADRANGLE BLVD., STE. 270, ORLANDO, FL 32817, 407-723-5900.

This agreement provides for a contract period of one (1) year with the option of one (1) additional, one-year renewal upon the written consent of both parties. Our fee for these services will not exceed \$5,900 for the September 30, 2021 audit. The fee for fiscal year 2022 will not exceed \$6,000 unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to

payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lakes of Sarasota Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. This letter, with any addendum if applicable, constitutes the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

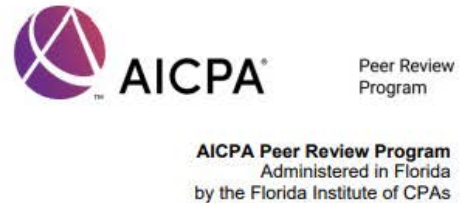
RESPONSE:

This letter correctly sets forth the understanding of Lakes of Sarasota Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,  
*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

**Lake of Sarasota  
Community Development District**

Consideration of Resolution 2022-01,  
Designating the Primary Administrative Office



**RESOLUTION 2022-01**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LAKES OF SARATOTA COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING 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*, being situated entirely within the Sarasota County, Florida; and

**WHEREAS**, the District desires to re-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 also 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; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

**SECTION 1.** The District's primary administrative office for purposes of Chapter 119, Florida Statutes, shall be located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**SECTION 2.** The District's principal headquarters for purposes of establishing proper venue shall be located at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240, within Sarasota County, Florida.

**SECTION 3.** The District's local records office shall be located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**SECTION 4.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 13th day of October, 2021.**

**ATTEST:**

**LAKES OF SARASOTA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Lake of Sarasota  
Community Development District**

Consideration of Resolution 2022-02, Designating  
Registered Agent & Office

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Lakes of Sarasota Community Development District (hereinafter 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 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*.

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

**Section 1.** Vivian Carvalho is hereby designated as Registered Agent for the Lakes of Sarasota Community Development District.

**Section 2.** The District's Registered Office shall be located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**Section 3.** In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this resolution with Sarasota County and the Florida Department of Economic Opportunity.

**Section 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 13th day of October, 2021.

**ATTEST:**

**LAKES OF SARASOTA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

**Lake of Sarasota  
Community Development District**

Ratification of Funding Request 64 --70

# LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT

## Funding Request 64-70

FR #	Description	Amount	Total
64	CA Florida Holdings		
		\$ 277.75	
		\$ 2,070.00	
	VGlobalTech		
		\$ 125.00	
			\$2,472.75
65	H and J Contracting		
		\$ 61,008.90	
			\$61,008.90
66	AM Engineering		
		\$ 673.75	
	Eco-Logic Services		
		\$ 10,950.00	
			\$11,623.75
67	Supervisor Fee - 09/08/2021 Meeting		
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
			\$ 1,000.00
68	H and J Contracting		
		\$ 271,185.10	
			\$ 271,185.10
69	PFM Group Consulting		
		\$ 1,250.00	
	VGlobalTech		
		\$ 125.00	
			\$1,375.00
70	Fortiline Waterworks		
		\$ 5,997.00	
	H and J Contracting		
		\$ 668,852.39	
		\$ 467,522.22	
			\$1,142,371.61
		Total	\$1,491,037.11

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 064**

8/27/2021

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>CA Florida Holdings</b>		
	Legal Advertising on 07/07/2021 (Ad: 6014957)	3984723	\$ 277.75
	Legal Advertising on 07/22/2021 & 07/29/2021 (Ad: 6086361)	3984723	\$ 2,070.00
2	<b>VGlobalTech</b>		
	August Website Maintenance	2950	\$ 125.00
<b>TOTAL</b>			<b>\$ 2,472.75</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 1:33 pm, Aug 30, 2021

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 065**

8/27/2021

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>H and J Contracting</b> Grand Park Phase 2 Pay Application #6 Through 08/15/2021	--	\$ 61,008.90
<b>TOTAL</b>			<b>\$ 61,008.90</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
*By Amanda Lane at 1:33 pm, Aug 30, 2021*



**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 066**

9/3/2021

Item No.	Vendor	Invoice Number	General Fund
1	<b>AM Engineering</b> Engineering Services Through 08/26/2021	52653	\$ 673.75
2	<b>Eco-Logic Services</b> August Lake Maintenance	1382	\$ 10,950.00
<b>TOTAL</b>			<b>\$ 11,623.75</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

**By Amanda Lane at 1:53 pm, Sep 07, 2021**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 067**

9/10/2021

Item No.	Vendor	Invoice Number	General Fund
1	<b>Supervisor Fee - 09/08/2021 Meeting</b>		
	John Leinaweaver		\$ 200.00
	Sandy Foster		\$ 200.00
	Dale Weidemiller		\$ 200.00
	Pete Williams		\$ 200.00
	John Blakley		\$ 200.00
<b>TOTAL</b>			<b>\$ 1,000.00</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

**By Amanda Lane at 6:32 pm, Sep 13, 2021**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 068**

9/10/2021

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>H and J Contracting</b> Grand Park Phase 2 Pay Application #7 Through 08/31/2021	--	\$ 271,185.10
<b>TOTAL</b>			<b>\$ 271,185.10</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

**By Amanda Lane at 6:32 pm, Sep 13, 2021**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 069**

9/17/2021

Item No.	Vendor	Invoice Number	General Fund
1	<b>PFM Group Consulting</b> Series 2021 - Dissemination Services 07/01/2021 - 09/30/2021	116950	\$ 1,250.00
2	<b>VGlobalTech</b> September Website Maintenance	3028	\$ 125.00
<b>TOTAL</b>			<b>\$ 1,375.00</b>

*Venessa Ripoll*  
Secretary

  
Board Member

**RECEIVED**  
*By Amanda Lane at 9:31 am, Sep 20, 2021*

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 070**

9/24/2021

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Fortiline Waterworks</b> Construction Materials	5372460	\$ 5,997.00
2	<b>H and J Contracting</b> Pay Application #1 for Grand Park Offsite Through 08/31/2021	119937	\$ 668,852.39
	Pay Application #2 for Grand Park Offsite Through 09/15/2021	119973	\$ 467,522.22
<b>TOTAL</b>			<b>\$ 1,142,371.61</b>

*Venessa Ripoll*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

By Amanda Lane at 10:04 am, Sep 27, 2021

**Lake of Sarasota  
Community Development District**

Review of District Financial Statements  
*(under separate cover)*

**Lake of Sarasota  
Community Development District**

District Engineer  
Contract for the Ibis/Hawkins Realignment