

LAKES OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

May 8, 2024

**REGULAR MEETING
AGENDA**

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

May 1, 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

Dear Board Members:

The Board of Supervisors of the Lakes of Sarasota Community Development District will hold a Regular Meeting on May 8, 2024 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: Agenda Items *(limited to 3 minutes per individual)*
3. Consideration of Eco-Logic Services LLC Agreement for Environmental Services
4. Acceptance of Unaudited Financial Statements as of March 31, 2024
5. Approval of April 10, 2024 Regular Meeting Minutes
6. 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 June 12, 2024 at 11:00 AM

- QUORUM CHECK

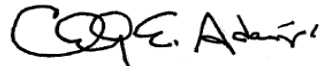
SEAT 1	JOHN LEINAWEAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SANDY FOSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN BLAKLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

7. Board Members' Comments/Requests
8. Public Comments: Non-Agenda Items *(limited to 3 minutes per individual)*

9. 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

3

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: April 22, 2024

This Agreement is made effective by and between:

“Client”

Name: Lakes of Sarasota Community Development District
Address: c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Phone: (813) 399-0865
Representative: Mr. Barry Mazzoni
Email: mazzonib@whhassociates.com


“Eco-Logic Services”

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 302-1206
Representative: Peter Nabor
Email: Pete@Eco-Logic-Services.com

Project: Grand Park Phase 3
Project Location: Sarasota County, FL
Fee Type: Unit price per attached Scope of Services
Retainer: No
Scope of Services: Attached
Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC

By: 
Print Name: Peter Nabor
Title: Principal / Senior Project Scientist
Date: April 22, 2024

Lakes of Sarasota Community Development District

By: _____
Print Name: _____
Title: _____
Date: _____

GRAND PARK



1.0 Compliance Monitoring

Eco-Logic Services will perform monitoring events for the regulated environmental areas in Phase 2 of the Grand Park community according to the schedules listed in the permits.

1.1 Littoral Shelves

The Sarasota County Unified Development Code requires that monitoring of the ten littoral shelves be performed on a semi-annual schedule (two events per year) until the success criteria listed in the Code are achieved. Littoral shelves for this phase of the development are shaded red on Figure 1.

1.2 Preserve Areas

The Sarasota County Unified Development Code requires monitoring of the preservation areas to ensure that they are maintained as native habitat in perpetuity. These areas include the preserved wetlands and wetland buffers (shaded green on Figure 1) and the conservation areas (shaded yellow on Figure 1). Annual reports shall be submitted for five years and then every three years for two reporting periods, unless the goals of the resource management plan have been demonstrated to be achieved earlier.

2.0 Preserve Maintenance

Eco-Logic Services will perform necessary management services on the wetlands, wetland buffers, and the conservation areas in Phase 3. Maintenance in the preserve areas will be performed on a bi-monthly schedule (6 events per year).

3.0 Maintenance of Lakes and Littoral Shelves

Eco-Logic Services will perform necessary management services at the 12 stormwater retention ponds (“lakes”) within Phase 3 of the Grand Park community (shaded blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a “clean” look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services guarantees a prompt response to any complaint or problem encountered with the lakes on the site (i.e., an algae bloom) and will make every reasonable effort to correct the situation in a timely manner. Additionally, Eco-Logic Services will use selective herbicide applications to ensure invasive species are not allowed to become established on the 10 planted littoral shelves (shaded red on Figure 1), as required by Sarasota County.

4.0 Maintenance Specifications

The treatment areas detailed above will be aggressively maintained to enhance growth of beneficial native species (where required or desired) and to preclude growth of invasive species which would affect permit compliance or aesthetics of the treatment areas. This effort will also help to ensure that these areas meet or exceed design specifications and permit requirements (where applicable) and help to ensure that the areas provide pleasant vistas for the homesites and roadways. Eco-Logic Services will perform maintenance services using selective applications of appropriate herbicides specifically designed and labeled for such use. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Because the amount of vegetation treated should be minimal or herbaceous in nature, the treated vegetation will be left standing in place to naturally decompose. If

directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement.

5.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, triploid grass carp permitting and stocking, addition of pond dye, meetings, coordination or negotiation with the regulatory agencies regarding permit compliance, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

6.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

1.0 Compliance Monitoring

Littoral Shelf Monitoring..... 2 semi-annual events per year at \$1,350/event

Preserve Monitoring..... 1 event per year at \$1,875/event

2.0 Preserve Maintenance.....6 events per year at \$15,350/event

3.0 Lake Management Services..... \$1,450/month

5.0 Additional Services.....to be billed as requested

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt. The services specified above will be provided without interruption based upon automatic annual renewals. Eco-Logic Services has the option of increasing the fees up to five percent each calendar year until this Agreement is terminated pursuant to the Terms and Conditions of this Agreement.

7.0 Assumptions of this Proposal

- 7.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 7.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 7.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 7.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 7.5 Staff gauges, piezometers, or monitoring wells are not proposed for water level monitoring in the wetlands. If required, they will be installed and monitored as an addendum to this Agreement.
- 7.6 Changes to the acreage or configuration of the conservation areas may require a change to the maintenance fee for the preserve areas.
- 7.7 Native vines (i.e., grapevine), native “weedy plants” (i.e., ragweed and dog fennel), or native upland species in wetland areas will not be targeted in the treatment areas. If control of these plants is desired by the Client or required by an agency, maintenance will be performed for an additional fee via an addendum to this Agreement.

- 7.8 The proposed level of preserve maintenance will be acceptable to the Client with respect to aesthetics. Additional events or treatment requirements will require additional fees.
- 7.9 Preserve maintenance is prescribed to maintain compliance with the requirements for invasive species coverage. Habitat management services are not included in this Agreement.
- 7.10 The selective use of copper-based algaecides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.
- 7.11 Cutting and/or removal of dead or undesirable plant material or algae is not included in this Agreement. If any hand removal is desired by the Client, or required by any agency, this service will be provided and billed as additional services as a contract addendum or as a separate Scope of Services.
- 7.12 Although not included in this Agreement, garbage and debris may be picked up by Eco-Logic Services as a courtesy to our Client in conjunction with, and incidental to, our lake management activities. Service requests for trash cleanup will be performed based on an estimated additional fee provided in writing prior to the event.
- 7.13 Because of contamination from offsite sources, maintenance of floating or underwater species in the creek system is not included in this proposal.
- 7.14 Native aquatic plants provide a host of benefits for stormwater ponds including stabilization of the bank to reduce erosion, providing habitat for wildlife, improving water quality, uptake of nutrients, and other factors. Therefore, the natural recruitment of native aquatic vegetation around the lake perimeters will be allowed to exist, unless directed by the Client. If it is later decided by the Client that this vegetation should be removed, manual removal of the material will require additional fees.
- 7.15 Eco-Logic Services is not responsible for cutting, treating, or removing grasses or other vegetation growing on the banks above the existing waterline, even when water levels decline. It is assumed the lawn maintenance contractor will control the growth in this transition area.
- 7.16 Client will provide access to each pond and a map showing designated access points for launching a boat (when necessary) and access to and around the entirety of each pond with a utility vehicle. Reduced access may result in reduced service or additional fees.
- 7.17 No maintenance or repair of fountains or aerators is included in this proposal.
- 7.18 Because it will harm the required plants, no algae control will be provided on the littoral shelf areas.
- 7.19 Fish kills in stormwater ponds occur for a variety of reasons. The primary cause is a phenomenon called lake turnover, but they can also be triggered by fertilizer or pesticide applications to adjacent upland areas. For this reason, Eco-Logic Services is not responsible for cleanup of dead fish. If this service is requested, Eco-Logic Services will collect and dispose of the fish on based on an estimated additional fee.
- 7.20 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
- 7.21 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.
- 7.22 This proposal is offered as a package and if only a portion of the proposal is selected, Eco-Logic Services reserves the right to adjust the fees for the tasks selected.



Figure 1. Site plan showing the locations of the showing locations of the proposed work areas.

TERMS AND CONDITIONS

DESCRIPTION OF SERVICES: Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

PAYMENT: Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

LIMITATION OF LIABILITY: Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

TERM: This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

FORCE MAJEURE: If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

DISPUTE RESOLUTION: The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

SEVERABILITY: If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

NOTICE: Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CONSTRUCTION AND INTERPRETATION: The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

ATTORNEY'S FEES TO PREVAILING PARTY: In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

ENTIRE AGREEMENT: This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	Major Funds						Total Governmental Funds
	General	Debt Service Series 2021 A-1 & A-2	Debt Service Series 2021 B- 1 & B-2	Capital Projects Series 2021 A-1 & A-2	Capital Projects Series 2021 B-1 & B-2	Capital Projects Fund	
ASSETS							
Cash - Valley checking	\$ 400,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,033
Investments							
Revenue	-	440,796	222,156	-	-	-	662,952
Reserve A-1	-	130,250	-	-	-	-	130,250
Reserve A-2	-	66,262	-	-	-	-	66,262
Reserve B-1	-	-	262,397	-	-	-	262,397
Reserve B-2	-	-	269,775	-	-	-	269,775
Prepayment A-2	-	532,510	2,038	-	-	-	534,548
Construction	-	-	-	13	3	-	16
Construction-utility improvement	-	-	-	-	2,337	-	2,337
Due from Developer	11,496	-	-	-	308,217	-	319,713
Due from Grand Park Holding	1,040	12,325	516	-	-	-	13,881
Due from other	-	-	-	-	6,276,647	-	6,276,647
Deposits	1,227	-	-	-	-	-	1,227
Due from other funds							
General	-	2,108	7	-	145,554	-	147,669
Undeposited funds	-	17,860	134,887	-	-	-	152,747
Total assets	<u>\$ 413,796</u>	<u>\$ 1,202,111</u>	<u>\$ 891,776</u>	<u>\$ 13</u>	<u>\$ 6,732,758</u>	<u>\$ -</u>	<u>\$ 9,240,454</u>
LIABILITIES							
Liabilities:							
Accounts payable	5,475	-	-	-	145,662	-	151,137
Accrued contracts payable	-	-	-	-	415,635	-	415,635
Retainage payable	-	-	-	29,319	7,778	317,182	354,279
Due to other funds							
Debt service	2,115	-	-	-	-	-	2,115
Capital projects	145,554	-	-	-	-	-	145,554
Due to Developer	-	-	-	-	2,236	-	2,236
Total liabilities	<u>153,144</u>	<u>-</u>	<u>-</u>	<u>29,319</u>	<u>571,311</u>	<u>317,182</u>	<u>1,070,956</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	1,040	12,325	516	-	6,584,864	-	6,598,745
Total deferred inflows of resources	<u>1,040</u>	<u>12,325</u>	<u>516</u>	<u>-</u>	<u>6,584,864</u>	<u>-</u>	<u>6,598,745</u>
FUND BALANCES							
Restricted							
Debt service	-	1,189,786	891,260	-	-	-	2,081,046
Capital projects	-	-	-	(29,306)	(423,417)	(317,182)	(769,905)
Unassigned	259,612	-	-	-	-	-	259,612
Total fund balances	<u>259,612</u>	<u>1,189,786</u>	<u>891,260</u>	<u>(29,306)</u>	<u>(423,417)</u>	<u>(317,182)</u>	<u>1,570,753</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 413,796</u>	<u>\$ 1,202,111</u>	<u>\$ 891,776</u>	<u>\$ 13</u>	<u>\$ 6,732,758</u>	<u>\$ -</u>	<u>\$ 9,240,454</u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 766	\$ 106,316	\$ 377,521	28%
Assessment levy: off-roll	1,387	302,639	141,037	215%
Total revenues	<u>2,153</u>	<u>408,955</u>	<u>518,558</u>	79%
EXPENDITURES				
Professional & administrative				
Supervisors	-	4,000	12,900	31%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	142	607	20,000	3%
Engineering	612	4,330	15,000	29%
Audit	-	-	9,000	0%
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation	458	2,750	5,500	50%
Dissemination agent	167	1,000	2,000	50%
Trustee	-	-	12,000	0%
Telephone	16	100	200	50%
Postage	82	478	500	96%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,786	6,000	96%
Office supplies	-	-	500	0%
Miscellaneous/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Property appraiser & tax collector	11	1,590	7,865	20%
Total professional & administrative	<u>5,488</u>	<u>44,816</u>	<u>143,055</u>	31%
Filed operations				
Field ops management & accounting	833	5,000	10,000	50%
Electric	1,224	7,872	45,000	17%
Reclaimed water	1,417	8,174	45,000	18%
Well pump maintenance	-	-	15,000	0%
Wetland maintenance	19,375	64,225	125,000	51%
Wetland contract	-	-	7,500	0%
Fountain maintenance	-	-	50,000	0%
Pond contract	3,000	15,000	40,000	38%
Irrigation contract	5,172	26,727	15,000	178%
Irrigation pump maintenance	2,514	6,892	15,000	46%
Drainage maintenance	-	-	6,000	0%
Curb replacement	-	-	2,000	0%
Total field operations	<u>33,535</u>	<u>133,890</u>	<u>375,500</u>	36%
Total expenditures	<u>39,023</u>	<u>178,706</u>	<u>518,555</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(36,870)	230,249	3	
Fund balances - beginning	<u>296,482</u>	<u>29,363</u>	<u>74,392</u>	
Fund balances - ending	<u>\$259,612</u>	<u>\$259,612</u>	<u>\$ 74,395</u>	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2021 A-1 & A-2
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 1,095	\$ 151,938	\$ 268,904	57%
Assessment levy: off-roll	45,076	124,836	168,078	74%
Assessment prepayments	104,373	1,711,797	-	N/A
Interest	3,629	31,578	-	N/A
Total revenues	<u>154,173</u>	<u>2,020,149</u>	<u>436,982</u>	462%
EXPENDITURES				
Debt service				
Principal - 2021A-1	-	-	90,000	0%
Principal prepayments - 2021A-1	-	1,195,000	-	N/A
Principal prepayments - 2021A-2	-	560,000	235,000	238%
Interest - 2021A-1	-	84,192	170,860	49%
Interest - 2021A-2	-	88,689	186,388	48%
Total debt service	<u>-</u>	<u>1,927,881</u>	<u>682,248</u>	283%
Other fees and charges				
Tax collector	<u>16</u>	<u>2,272</u>	<u>5,602</u>	41%
Total other fees and charges	<u>16</u>	<u>2,272</u>	<u>5,602</u>	41%
Total expenditures	<u>16</u>	<u>1,930,153</u>	<u>687,850</u>	281%
Excess/(deficiency) of revenues over/(under) expenditures	154,157	89,996	(250,868)	
Fund balances - beginning	<u>1,035,629</u>	<u>1,099,790</u>	<u>672,558</u>	
Fund balances - ending	<u><u>\$1,189,786</u></u>	<u><u>\$1,189,786</u></u>	<u><u>\$421,690</u></u>	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2021 B-1 & B-2
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 7	\$ 1,021	\$ 272,860	0%
Assessment levy: off-roll	134,887	332,370	295,806	112%
Interest	2,955	17,685	-	N/A
Total revenues	<u>137,849</u>	<u>351,076</u>	<u>568,666</u>	62%
EXPENDITURES				
Debt service				
Principal - 2021B-1	-	-	85,000	0%
Principal prepayments - 2021B-2	-	-	25,000	0%
Interest - 2021B-1	-	87,364	177,279	49%
Interest - 2021B-2	-	134,888	270,806	50%
Total debt service	<u>-</u>	<u>222,252</u>	<u>558,085</u>	40%
Other fees and charges				
Tax collector	-	16	5,685	0%
Total other fees and charges	<u>-</u>	<u>16</u>	<u>5,685</u>	0%
Total expenditures	<u>-</u>	<u>222,268</u>	<u>563,770</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	137,849	128,808	4,896	
Fund balances - beginning	<u>753,411</u>	<u>762,452</u>	<u>783,256</u>	
Fund balances - ending	<u><u>\$891,260</u></u>	<u><u>\$891,260</u></u>	<u><u>\$788,152</u></u>	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2021 A-1 & A-2
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date
REVENUES		
Developer contributions	\$ -	\$ 2,970
Total revenues	-	2,970
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	2,970
Fund balances - beginning	(29,306)	(32,276)
Fund balances - ending	\$(29,306)	\$(29,306)

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2021 B-1 & B-2
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Developer contributions	\$ 147,790	\$1,124,176
Interest	9	11,419
Total revenues	<u>147,799</u>	<u>1,135,595</u>
EXPENDITURES		
Capital outlay	<u>155,568</u>	<u>1,493,462</u>
Total expenditures	<u>155,568</u>	<u>1,493,462</u>
Excess/(deficiency) of revenues over/(under) expenditures	(7,769)	(357,867)
Fund balances - beginning	<u>(415,648)</u>	<u>(65,550)</u>
Fund balances - ending	<u><u>\$(423,417)</u></u>	<u><u>\$ (423,417)</u></u>

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Developer contributions	\$ -	\$2,001,849
Total revenues	<u>-</u>	<u>2,001,849</u>
 EXPENDITURES		
Capital outlay	-	1,444,675
Total expenditures	<u>-</u>	<u>1,444,675</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	557,174
Fund balances - beginning	<u>(317,182)</u>	<u>(874,356)</u>
Fund balances - ending	<u><u>\$ (317,182)</u></u>	<u><u>\$ (317,182)</u></u>

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the Lakes of Sarasota Community Development District held a Regular Meeting on April 10, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

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

Also present:

Chuck Adams	District Manager
Shawn Leins	District Engineer
Mike Kennedy	Stantec

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Williams, Foster, Leinaweaver and Blakley were present. Supervisor Weidemiller attended via telephone.

SECOND ORDER OF BUSINESS

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

There were no members of the public present.

THIRD ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of February 29, 2024

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On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

FOURTH ORDER OF BUSINESS

Approval of March 13, 2024 Regular Meeting Minutes

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the March 13, 2024 Regular Meeting Minutes, as presented, were approved.

- **Consideration of Amendment Number 02 to the Agreement Between the CDD and Kimley-Horn and Associates, Inc.**

This item was an addition to the agenda.

Mr. Adams introduced Mr. Mike Kennedy of Stantec.

Mr. Kennedy stated his firm was selected to produce the design for the four-lane extension of Lorraine Road, where Taylor Morrison is completing it from that point southward down to the Palmer Ranch property. It is an ongoing project that is approximately 80% designed. He stated that there is a need for additional environmental consultation and the CDD has a direct contract with Kimley-Horn. Mr. Kennedy presented the Kimley-Horn Amendment Number 2, between the CDD and Kimley-Horn, for Professional Environmental Consulting Services. This is an increase of \$5,000.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, Amendment Number 02 to the Agreement between the CDD and Kimley-Horn for Professional Environmental Consulting Services, for an increase of \$5,000, was approved.

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FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Vogler Ashton, PLLC**

There was no report.

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

74 Mr. Leins stated that Phase 3 is progressing nicely.

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

- 76 • **NEXT MEETING DATE: May 8, 2024 at 11:00 AM [Presentation of Fiscal Year**
- 77 **2024/2025 Proposed Budget]**

- 78 ○ **QUORUM CHECK**

79

80 **SIXTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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82 Mr. Williams voiced his observation that District Counsel has not called in to a meeting
 83 in two or three months and asked if there is any communication between District Counsel and
 84 District Management. Mr. Adams stated he typically puts out a request for agenda items to both
 85 District Counsel and the District Engineer but neither has had anything for the agenda.

86 Mr. Weidemiller stated that the Silver Leaf Board asked District Counsel not to call in or
 87 attend in person unless there is something on the agenda for them to address; if something
 88 comes up at a meeting, the District Manager can contact them after the meeting to resolve it.
 89 He voiced his agreement with the current system as it saves costs. He thinks District Counsel
 90 might have considered that request to apply to all the CDDs. Mr. Williams stated the Board
 91 should coordinate with Mr. Adams to make sure that, if and when there are items that might
 92 require a legal answer, one is provided. Mr. Adams will contact District Counsel and have a
 93 representative call in more often.

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95 **SEVENTH ORDER OF BUSINESS**

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

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98 There were no members of the public present.

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100 **EIGHTH ORDER OF BUSINESS**

Adjournment

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103 **On MOTION by Mr. Williams seconded by Mr. Blakley, with all in favor, the**
 104 **meeting adjourned at 11:19 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Blvd, Sarasota, FL 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	11:00 AM
November 8, 2023	Regular Meeting	11:00 AM
December 13, 2023 CANCELED	Regular Meeting	11:00 AM
January 10, 2024	Regular Meeting	11:00 AM
February 14, 2024	Regular Meeting	11:00 AM
March 13, 2024	Regular Meeting	11:00 AM
April 10, 2024	Regular Meeting	11:00 AM
May 8, 2024	Regular Meeting	11:00 AM
June 12, 2024	Regular Meeting	11:00 AM
July 10, 2024	Regular Meeting	11:00 AM
August 14, 2024	Regular Meeting	11:00 AM
September 11, 2024	Regular Meeting	11:00 AM