

LAKES OF SARASOTA

**COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

January 8, 2025

**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

January 1, 2025

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 January 8, 2025 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. Administration of Oath of Office to Newly Elected Supervisors [John Leinaweaver – Seat 1] (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date
5. Consideration of Hoover Pumping Systems Maintenance Agreement
6. Acceptance of Unaudited Financial Statements as of November 30, 2024
7. Approval of Minutes
 - A. December 11, 2024 Landowners' Meeting
 - B. December 11, 2024 Regular Meeting
8. Staff Reports

ATTENDEES:

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

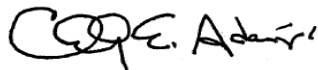
- A. District Counsel: *Vogler Ashton, PLLC*
- B. District Engineer: *AM Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 12, 2025 at 11:00 AM
 - QUORUM CHECK

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

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

Should you 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

4

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT ELECTING 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

WHEREAS, the District’s Board of Supervisors desires to elect 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 is elected as Officer of the District effective December 11, 2024:

Pete Williams is elected Chair

Sandy Foster is elected Vice Chair

John Leinaweaver is elected Assistant Secretary

John Blakely is elected Assistant Secretary

Dale Weidemiller is elected Assistant Secretary

SECTION 2. The following Officer shall be removed as Officer effective December 11, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams Secretary

Craig Wrathell Assistant Secretary

Craig Wrathell Treasurer

Jeff Pinder Assistant Treasurer

PASSED AND ADOPTED THIS 11TH DAY OF DECEMBER, 2024.

ATTEST:

**LAKES OF SARASOTA COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

5



Date: 12/5/2024
To: Lakes of Sarasota CDD
Rebecca "Becky" Joy
Subject: Hoover Maintenance Agreement, MA#7032
Contract Term: 12 months 3/1/2025 - 2/28/2026
Site IDs: #8931

Phone:

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test and replace surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required.
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



Date: 12/5/2024
To: Lakes of Sarasota CDD
Rebecca "Becky" Joy
Subject: Hoover Maintenance Agreement, MA#7032
Contract Term: 12 months 3/1/2025 - 2/28/2026
Site IDs: #8931

Phone:

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
8931	Grand Park Phase 1	HC2F-50J15PDV-460/3-FHMSR3L-Z

Total Annual Price \$2,590.00

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply.

Accepted by:
Hoover Pumping Systems

Accepted by:
Lakes of Sarasota CDD



Signature/Date

Charles Gleason 12/5/2024

Name Printed

P.O. Number (if required)

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

	Major Funds							Total Governmental Funds
	General	Debt Service Series 2021 A-1 & A-2	Debt Service Series 2021 B-1 & B-2	Debt Service Series 2024A & 2024B	Capital Projects Series 2021 A-1 & A-2	Capital Projects Series 2021 B-1 & B-2	Capital Projects Series 2024	
ASSETS								
Cash - Valley checking	\$ 406,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406,420
Investments								
Revenue	-	71,535	70,865	-	-	-	-	142,400
Reserve A-1	-	130,250	-	255,267	-	-	-	385,517
Reserve A-2	-	66,263	-	-	-	-	-	66,263
Reserve B-1	-	-	262,396	308,209	-	-	-	570,605
Reserve B-2	-	-	269,775	-	-	-	-	269,775
Prepayment A-2	-	58,275	412,609	-	-	-	-	470,884
Capitalized interest A	-	-	-	405,184	-	-	-	405,184
Capitalized interest B	-	-	-	617,717	-	-	-	617,717
Cost of issuance	-	-	-	61,405	-	-	-	61,405
Construction	-	-	-	-	14	3	2,462,902	2,462,919
Construction-utility improvement	-	-	-	-	-	3,927	-	3,927
Due from Developer	11,496	-	-	-	-	145,560	-	157,056
Due from Grand Park Holding	1,387	12,817	516	-	-	-	-	14,720
Deposits	1,351	-	-	-	-	-	-	1,351
Due from other funds								
General	-	58,496	113,729	-	-	-	-	172,225
Capital projects 2021B-1 & B-2	2,236	-	-	-	-	-	-	2,236
Total assets	\$ 422,890	\$ 397,636	\$ 1,129,890	\$ 1,647,782	\$ 14	\$ 149,490	\$ 2,462,902	\$ 6,210,604
LIABILITIES								
Liabilities:								
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,662	\$ -	\$ 145,662
Accrued contracts payable	-	-	-	-	-	-	5,400	5,400
Retainage payable	-	-	-	-	29,319	10,070	631,830	671,219
Due to other funds								
General	-	-	-	-	-	2,236	-	2,236
Debt service 2021A-1 & A-2	58,496	-	-	-	-	-	-	58,496
Debt service 2021B-1 & B-2	113,729	-	-	-	-	-	-	113,729
Total liabilities	172,225	-	-	-	29,319	157,968	637,230	996,742
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	1,387	12,817	516	-	-	145,560	-	160,280
Unearned revenue	170,960	20,404	103,903	-	-	-	-	295,267
Total deferred inflows of resource:	172,347	33,221	104,419	-	-	145,560	-	455,547
FUND BALANCES								
Restricted								
Debt service	-	364,415	1,025,471	1,647,782	-	-	-	3,037,668
Capital projects	-	-	-	-	(29,305)	(154,038)	1,825,672	1,642,329
Unassigned	78,318	-	-	-	-	-	-	78,318
Total fund balances	78,318	364,415	1,025,471	1,647,782	(29,305)	(154,038)	1,825,672	4,758,315
Total liabilities, deferred inflows of resources and fund balances	\$ 422,890	\$ 397,636	\$ 1,129,890	\$ 1,647,782	\$ 14	\$ 149,490	\$ 2,462,902	\$ 6,210,604

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 36,251	\$ 36,251	\$ 406,548	9%
Assessment levy: off-roll	-	-	151,880	0%
Total revenues	<u>36,251</u>	<u>36,251</u>	<u>558,428</u>	6%
EXPENDITURES				
Professional & administrative				
Supervisors	800	800	12,800	6%
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	-	-	15,000	0%
Engineering	-	-	15,000	0%
Audit	-	-	9,000	0%
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation	458	917	5,500	17%
Dissemination agent	250	500	2,000	25%
Trustee	-	-	12,000	0%
Telephone	17	33	200	17%
Postage	74	127	500	25%
Legal advertising	699	699	1,500	47%
Annual special district fee	-	175	175	100%
Insurance	-	6,017	6,365	95%
Office supplies	-	-	500	0%
Miscellaneous/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Property appraiser & tax collector	544	544	3,100	18%
Total professional & administrative	<u>6,842</u>	<u>17,812</u>	<u>133,555</u>	13%
Filed operations				
Field ops management & accounting	833	1,667	10,000	17%
Electric	2,768	2,829	30,000	9%
Reclaimed water	76	76	40,000	0%
Well pump maintenance	-	-	10,000	0%
Wetland maintenance	19,375	19,375	175,000	11%
Wetland contract	4,050	4,050	7,500	54%
Fountain maintenance	275	275	20,000	1%
Pond contract	4,450	4,450	45,000	10%
Irrigation contract	4,074	8,148	60,000	14%
Irrigation pump maintenance	1,633	1,633	15,000	11%
Drainage maintenance	-	-	5,000	0%
Centralus system	26,000	26,000	-	N/A
Curb replacement	-	-	2,000	0%
Total field operations	<u>63,534</u>	<u>68,503</u>	<u>419,500</u>	16%
Total expenditures	<u>70,376</u>	<u>86,315</u>	<u>553,055</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	(34,125)	(50,064)	5,373	
Fund balances - beginning	112,443	128,382	116,542	
Fund balances - ending	<u>\$ 78,318</u>	<u>\$ 78,318</u>	<u>\$ 121,915</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 NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 38,670	\$ 38,670	\$ 268,904	14%
Assessment levy: off-roll	-	-	67,038	0%
Assessment prepayments	41,068	56,493	-	N/A
Interest	3,824	7,627	-	N/A
Total revenues	<u>83,562</u>	<u>102,790</u>	<u>335,942</u>	31%
EXPENDITURES				
Debt service				
Principal - 2021A-1	-	-	95,000	0%
Principal prepayments - 2021A-2	560,000	560,000	-	N/A
Interest - 2021A-1	82,955	82,955	165,910	50%
Interest - 2021A-2	30,516	30,516	67,038	46%
Total debt service	<u>673,471</u>	<u>673,471</u>	<u>327,948</u>	205%
Other fees and charges				
Tax collector	578	578	5,602	10%
Total other fees and charges	<u>578</u>	<u>578</u>	<u>5,602</u>	10%
Total expenditures	<u>674,049</u>	<u>674,049</u>	<u>333,550</u>	202%
Excess/(deficiency) of revenues over/(under) expenditures	(590,487)	(571,259)	2,392	
Fund balances - beginning	<u>954,902</u>	<u>935,674</u>	<u>1,072,297</u>	
Fund balances - ending	<u>\$ 364,415</u>	<u>\$ 364,415</u>	<u>\$1,074,689</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 NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 9,975	\$ 9,975	\$ 272,860	4%
Assessment levy: off-roll	-	-	269,775	0%
Assessment prepayments	215,600	368,561	-	N/A
Interest	6,124	11,677	-	N/A
Total revenues	<u>231,699</u>	<u>390,213</u>	<u>542,635</u>	72%
EXPENDITURES				
Debt service				
Principal - 2021B-1	-	-	90,000	0%
Principal prepayments - 2021B-2	615,000	615,000	-	N/A
Interest - 2021B-1	86,089	86,089	172,179	50%
Interest - 2021B-2	122,822	122,822	269,775	46%
Total debt service	<u>823,911</u>	<u>823,911</u>	<u>531,954</u>	155%
Other fees and charges				
Tax collector	150	150	5,685	3%
Total other fees and charges	<u>150</u>	<u>150</u>	<u>5,685</u>	3%
Total expenditures	<u>824,061</u>	<u>824,061</u>	<u>537,639</u>	153%
Excess/(deficiency) of revenues over/(under) expenditures	(592,362)	(433,848)	4,996	
Fund balances - beginning	1,617,833	1,459,319	821,597	
Fund balances - ending	<u>\$1,025,471</u>	<u>\$1,025,471</u>	<u>\$826,593</u>	

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2024A & 2024B
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 7,495	\$ 14,965
Total revenues	7,495	14,965
EXPENDITURES		
Debt service		
Interest - 2021B-2	127,094	127,094
Interest - 2024A	83,366	83,366
Total debt service	210,460	210,460
Excess/(deficiency) of revenues over/(under) expenditures	(202,965)	(195,495)
Fund balances - beginning	1,850,747	1,843,277
Fund balances - ending	\$ 1,647,782	\$ 1,647,782

**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 NOVEMBER 30, 2024**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 Fund balances - beginning	<u>(29,305)</u>	<u>(29,305)</u>
Fund balances - ending	<u><u>\$(29,305)</u></u>	<u><u>\$(29,305)</u></u>

**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 NOVEMBER 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 16	\$ 32
Total revenues	16	32
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	16	32
Fund balances - beginning	(154,054)	(154,070)
Fund balances - ending	\$(154,038)	\$(154,038)

**LAKES OF SARASOTA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 11,721	\$ 70,338
Total revenues	11,721	70,338
 EXPENDITURES		
Capital outlay	159,986	159,986
Total expenditures	159,986	159,986
Excess/(deficiency) of revenues over/(under) expenditures	(148,265)	(89,648)
Fund balances - beginning	1,973,937	1,915,320
Fund balances - ending	\$1,825,672	\$1,825,672

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

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

A Landowners' Meeting of the Lakes of Sarasota Community Development District was held on December 11, 2024, at 10:45 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

Present were:

Chuck Adams	District Manager
John McKay	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:51 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Adams served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 1, 2, 3]

A. Nominations

Mr. McKay nominated the following:

Seat 1 John Leinaweaver

Seat 2 Sandy Foster

Seat 3 Dale Weidemiller

No other nominations were made.

B. Casting of Ballots

36 Mr. Adams stated that Mr. John McKay is the designated proxy holder for the
37 Landowner Grand Park Holdings LLC (GPH), who owns 191.48 acres, equating to 192 voting
38 units, and 340 platted lots, equating to 340 voting units, for a total of 532 voting units.

39 • **Determine Number of Voting Units Represented**

40 A total of 532 voting units were represented.

41 • **Determine Number of Voting Units Assigned by Proxy**

42 All 532 voting units were assigned by proxy to Mr. McKay. Mr. McKay may cast up to
43 532 votes per Seat.

44 Mr. McKay cast following votes:

45	Seat 1	John Leinaweaver	532 Votes
46	Seat 2	Sandy Foster	500 Votes
47	Seat 3	Dale Weidemiller	532 Votes

48 **C. Ballot Tabulation and Results**

49 Mr. Adams reported the ballot tabulation, results and term lengths, as follows:

50	Seat 1	John Leinaweaver	532 votes	4-Year Term
51	Seat 2	Sandy Foster	500 votes	2-Year Term
52	Seat 3	Dale Weidemiller	532 votes	4-Year Term

53

54 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

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56 There were no Landowners' questions or comments.

57

58 **SIXTH ORDER OF BUSINESS**

Adjournment

59

60 There being nothing further to discuss, the meeting adjourned at 10:54 a.m.

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63 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

**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 December 11, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

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

Also present:

Chuck Adams	District Manager
Shawn Leins	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:22 a.m. Supervisors Williams, Weidemiller, Foster and Blakley were present. Supervisor Leinaweaver 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

Administration of Oath of Office to Newly Elected Supervisors [Seats 1, 2, 3] (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Sandy Foster and Mr. Dale Weidemiller. The Oath of Office will be administered

40 to Mr. John Leinaweaver at or before the next meeting. As experienced Board Members, all are
41 familiar with the following:

- 42 **A. Required Ethics Training and Disclosure Filing**
- 43 • **Sample Form 1 2023/Instructions**
- 44 **B. Membership, Obligations and Responsibilities**
- 45 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 46 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
- 47 **Public Officers**

48

49	FOURTH ORDER OF BUSINESS	Consideration of Resolution 2025-02,
50		Canvassing and Certifying the Results of
51		the Landowners’ Election of Supervisors
52		Held Pursuant to Section 190.006(2),
53		Florida Statutes, and Providing for an
54		Effective Date

55

56 Mr. Adams presented Resolution 2025-02. He recapped the results of the Landowners’
57 Election, as follows:

58	Seat 1	John Leinaweaver	532 votes	4-Year Term
59	Seat 2	Sandy Foster	500 votes	2-Year Term
60	Seat 3	Dale Weidemiller	532 votes	4-Year Term

61

62 **On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in**
63 **favor, Resolution 2025-02, Canvassing and Certifying the Results of the**
64 **Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2),**
65 **Florida Statutes, and Providing for an Effective Date, was adopted.**

66

67

68	FIFTH ORDER OF BUSINESS	Consideration of Resolution 2025-03,
69		Electing and Removing Officers of the
70		District, and Providing for an Effective Date

71

72 Mr. Adams presented Resolution 2025-03. Mr. Weidemiller nominated the following:

73	Pete Williams	Chair
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- 74 Sandy Foster Vice Chair
- 75 John Leinaweaver Assistant Secretary
- 76 John Blakley Assistant Secretary
- 77 Dale Weidemiller Assistant Secretary
- 78 The following prior appointments by the Board remain unchanged by this Resolution:
- 79 Chesley "Chuck" Adams Secretary
- 80 Craig Wrathell Assistant Secretary
- 81 Craig Wrathell Treasurer
- 82 Jeff Pinder Assistant Treasurer

83

84 On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor,
 85 Resolution 2025-03, Electing, as nominated, and Removing Officers of the
 86 District, and Providing for an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of October 31, 2024

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91

92 On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in
 93 favor, the Unaudited Financial Statements as of October 31, 2024, were
 94 accepted.

95

96

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SEVENTH ORDER OF BUSINESS

Approval of November 13, 2024 Regular Meeting Minutes

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

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EIGHTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel: Vogler Ashton, PLLC

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B. District Engineer: AM Engineering, LLC

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

109

There were no Staff reports.

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132
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135

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 2024/2025 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Blvd, Sarasota, Florida 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED INCLEMENT WEATHER	Regular Meeting	11:00 AM
November 13, 2024 CANCELED	Landowners' Meeting	10:45 AM
November 13, 2024	Regular Meeting	11:00 AM
December 11, 2024	Landowners' Meeting	10:45 AM
December 11, 2024	Regular Meeting	11:00 AM
January 8, 2025	Regular Meeting	11:00 AM
February 12, 2025	Regular Meeting	11:00 AM
March 12, 2025	Regular Meeting	11:00 AM
April 9, 2025	Regular Meeting	11:00 AM
May 14, 2025	Regular Meeting	11:00 AM
June 11, 2025	Regular Meeting	11:00 AM
July 9, 2025	Regular Meeting	11:00 AM
August 13, 2025	Regular Meeting	11:00 AM
September 10, 2025	Regular Meeting	11:00 AM