

# Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817  
Phone 407-723-5900; Fax 407-723-5901

---

The following is the agenda for the Board of Supervisors Meeting for the **Laurel Road Community Development District** scheduled to be held **Wednesday April 12, 2023, at 12:30 PM located at 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 Matters**

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

1. Consideration of the Minutes of the March 8, 2023, Board of Supervisors' Meeting

### **Business Matters**

2. Ratification of Funding Requests Nos. 094 – 099
3. Review of District Financial Statements

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

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

### **Adjournment**



**Laurel Road  
Community Development District**

Minutes of the March 8, 2023,  
Board of Supervisors Meeting

## **MINUTES OF MEETING**

### **LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING**

**Wednesday, March 8, 2023, at 12:30 p.m.**

**5800 Lakewood Ranch Blvd,  
Sarasota, FL 34240**

Board Members present at roll call:

Pete Williams	Chairperson	
Janice Snow	Vice Chairperson	
John Blakley	Assistant Secretary	
John Leinaweaver	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(via phone)

Also present at roll call via speakerphone or in-person:

Vivian Carvalho	PFM - District Manager	
Venessa Ripoll	PFM - District Manager	(via phone)
Tom Panaseny	Neal Communities	(via phone)
Ed Vogler	Vogler Ashton – District Counsel	(via phone)
John McKay	J. H. McKay, LLC	(via phone)
Bobbi Claybrooke	AM Engineering	(via phone)

## **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

#### **Roll Call**

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:34 p.m. Those in attendance are outlined above either in person or via speakerphone.

#### **Public Comment Period**

There were no public comments.

### **Consideration of the Minutes of the February 8, 2023, Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Minutes of the February 8, 2023, Board of Supervisors' Meeting.
--

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

#### **Ratification of Change Order No. 14 for Visterra of Venice – Phase 1**

Mr. Panaseny gave an explanation to the Board of Change Order No. 14 which involves the contract work from Forsberg and the work they've done on the lake banks removing the unsuitable debris. He mentioned that GeoTechnical will inspect the debris before removal.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board ratified Change Order No. 14 for Visterra of Venice – Phase 1.

#### **Ratification Funding Requests Nos. 092 – 093**

The Board reviewed the funding requests.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Williams, with all in favor, the Board ratified funding requests Nos. 092 - 093.

#### **Ratification of Payment Authorizations Nos. 001 - 003**

The Board reviewed the payment authorizations.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board ratified payment authorizations Nos. 001 - 003.

#### **Review of District Financial Statements**

The Board reviewed the District Financial Statements as of January 31, 2023.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the District Financial Statements.

### **THIRD ORDER OF BUSINESS**

### **Other Business**

### **Staff Reports**

**District Counsel** – No report.

**District Engineer** – No report.

**District Manager** – Ms. Carvalho stated that the next meeting will be held on April 12, 2023, at 12:30 p.m.

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

There were no audience comments or supervisor requests.

### **FOURTH ORDER OF BUSINESS**

### **Adjournment**

There were no other questions or comments.

ON MOTION by Ms. Williams, seconded by Mr. Weidemiller, with all in favor, the March 8, 2023, Board of Supervisors' Meeting for the Laurel Road Community Development District was adjourned at 12:41 p.m.

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

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

**Laurel Road  
Community Development District**

Funding Requests Nos. 094 – 099

# LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

## Funding Request No. 94-99

FR #	Description	Amount	Total
<b>94</b>	<b>Grau and Associates</b>	\$ 4,500.00	
	<b>PFM Group Consulting</b>	\$ 5.64	
			<b>\$4,505.64</b>
<b>95</b>	<b>Forsberg Construction</b>	\$ 139,213.73	
			<b>\$139,213.73</b>
<b>96</b>	<b>Supervisor Fees - 03/08/2023</b>		
	Dale Weidemiller	\$ 200.00	
	John Blakley	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	<b>Vogler Ashton</b>	\$ 472.50	
			<b>\$1,472.50</b>
<b>97</b>	<b>Cast Systems</b>	\$ 5,906.64	
		\$ 1,894.52	
		\$ 1,710.41	
		\$ 8,188.64	
		\$ 4,921.63	

		\$ 4,336.49	
			<b>\$26,958.33</b>
<b>98</b>	<b>CA Florida Holdings</b>	\$ 162.25	
	<b>PFM Group Consulting</b>	\$ 4,000.00	
			<b>\$4,162.25</b>
<b>99</b>	<b>CA Florida Holdings</b>	\$ 170.50	
			<b>\$170.50</b>
		<b>Total</b>	<b>\$176,482.95</b>




**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 094**

3/3/2023

Item No.	Vendor	Invoice Number	General Fund
1	<b>Grau and Associates</b> FY 2022 Audit	23715	\$ 4,500.00
2	<b>PFM Group Consulting</b> January Reimbursables	OE-EXP-02-2023-25	\$ 5.64
<b>TOTAL</b>			<b>\$ 4,505.64</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 095**

3/8/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Forsberg Construction</b> Remainder of Pay Application 19 for Vistera of Venice - Phase 1	—	\$ 139,213.73

**TOTAL                    \$ 139,213.73**

*Venessa Ripoll*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 096**

3/10/2023

Item No.	Vendor	Invoice Number	General Fund
<b>1</b>	<b>Supervisor Fees - 03/08/2023 Meeting</b>		
	Dale Weidemiller	--	\$ 200.00
	John Blakley	--	\$ 200.00
	Pete Williams	--	\$ 200.00
	Janice Snow	--	\$ 200.00
	John Leinaweaver	--	\$ 200.00
<b>2</b>	<b>Vogler Ashton</b>		
	District Counsel Through 02/15/2023	600	\$ 472.50
<b>TOTAL</b>			<b>\$ 1,472.50</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 097**

3/10/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Cast Systems</b>		
	Vistera of Venice Construction Materials	51290	\$ 5,906.64
	Vistera of Venice Construction Materials	51291	\$ 1,894.52
	Vistera of Venice Construction Materials	51311	\$ 1,710.41
	Vistera of Venice Construction Materials	51312	\$ 8,188.64
	Vistera of Venice Construction Materials	51326	\$ 4,921.63
	Vistera of Venice Construction Materials	51344	\$ 4,336.49
<b>TOTAL</b>			<b>\$ 26,958.33</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

By Amanda Lane at 11:37 am, Mar 13, 2023


**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 098**

3/17/2023

Item No.	Vendor	Invoice Number	General Fund
1	<b>CA Florida Holdings</b> Legal Ad 8367942 on February 1, 2023	5358563	\$ 162.25
2	<b>PFM Group Consulting</b> DM Fee: March 2023	DM-03-2023-25	\$ 4,000.00
<b>TOTAL</b>			<b>\$ 4,162.25</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 099**

3/23/2023

Item No.	Vendor	Invoice Number	General Fund
1	<b>CA Florida Holdings</b> Legal Ad 8230693 on January 4, 2023	5259069	\$ 170.50
		<b>TOTAL</b>	<b>\$ 170.50</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**Laurel Road  
Community Development District**

District Financial Statements

**Laurel Road CDD**  
Statement of Financial Position  
As of 2/28/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$5,840.69				\$5,840.69
Accounts Receivable - Due from Developer	11,150.00				11,150.00
Prepaid Expenses	721.86				721.86
Series 2021A1 Debt Service Reserve		\$327,259.38			327,259.38
Series 2021A2 Debt Service Reserve		164,843.75			164,843.75
Series 2021A Revenue		27.50			27.50
Series 2021A2 Interest		0.05			0.05
Series 2021A Acquisition/Construction			\$869,924.93		869,924.93
Total Current Assets	<u>\$17,712.55</u>	<u>\$492,130.68</u>	<u>\$869,924.93</u>	<u>\$0.00</u>	<u>\$1,379,768.16</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$492,130.68	\$492,130.68
Amount To Be Provided				21,857,869.32	21,857,869.32
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$22,350,000.00</u>	<u>\$22,350,000.00</u>
<b>Total Assets</b>	<u><u>\$17,712.55</u></u>	<u><u>\$492,130.68</u></u>	<u><u>\$869,924.93</u></u>	<u><u>\$22,350,000.00</u></u>	<u><u>\$23,729,768.16</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$10,150.00				\$10,150.00
Deferred Revenue	11,150.00				11,150.00
Retainage Payable			\$777,639.46		777,639.46
Total Current Liabilities	<u>\$21,300.00</u>	<u>\$0.00</u>	<u>\$777,639.46</u>	<u>\$0.00</u>	<u>\$798,939.46</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$22,350,000.00	\$22,350,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$22,350,000.00</u>	<u>\$22,350,000.00</u>
<b>Total Liabilities</b>	<u><u>\$21,300.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$777,639.46</u></u>	<u><u>\$22,350,000.00</u></u>	<u><u>\$23,148,939.46</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$0.05)				(\$0.05)
Net Assets - General Government	3,898.74				3,898.74
Current Year Net Assets - General Government	(7,486.14)				(7,486.14)
Net Assets, Unrestricted		\$865,543.13			865,543.13
Current Year Net Assets, Unrestricted		(373,412.45)			(373,412.45)
Net Assets, Unrestricted			\$6,835,756.09		6,835,756.09
Current Year Net Assets, Unrestricted			(6,743,470.62)		(6,743,470.62)
<b>Total Net Assets</b>	<u><u>(\$3,587.45)</u></u>	<u><u>\$492,130.68</u></u>	<u><u>\$92,285.47</u></u>	<u><u>\$0.00</u></u>	<u><u>\$580,828.70</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$17,712.55</u></u>	<u><u>\$492,130.68</u></u>	<u><u>\$869,924.93</u></u>	<u><u>\$22,350,000.00</u></u>	<u><u>\$23,729,768.16</u></u>



**Laurel Road CDD**  
**Statement of Activities**  
**As of 2/28/2023**

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Long-Term Debt</b>	<b>Total</b>
<b><u>Revenues</u></b>					
Off-Roll Assessments	\$13,502.85				\$13,502.85
Developer Contributions	20,522.43				20,522.43
Other Income & Other Financing Sources	0.64				0.64
Inter-Fund Group Transfers In		(\$21.08)			(21.08)
Inter-Fund Transfers In			\$21.08		21.08
Total Revenues	<u>\$34,025.92</u>	<u>(\$21.08)</u>	<u>\$21.08</u>	<u>\$0.00</u>	<u>\$34,025.92</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$5,000.00				\$5,000.00
Public Officials' Liability Insurance	2,504.00				2,504.00
Trustee Services	3,524.39				3,524.39
Management	20,000.00				20,000.00
District Counsel	2,178.50				2,178.50
Legal Advertising	2,046.17				2,046.17
Office Supplies	125.00				125.00
Web Site Maintenance	2,900.00				2,900.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,059.00				3,059.00
Interest Payments - A1 bond		\$208,557.50			208,557.50
Interest Payments - A2 bond		164,843.75			164,843.75
Engineering			\$7,046.35		7,046.35
Contingency			6,736,545.64		6,736,545.64
Total Expenses	<u>\$41,512.06</u>	<u>\$373,401.25</u>	<u>\$6,743,591.99</u>	<u>\$0.00</u>	<u>\$7,158,505.30</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income		\$9.88			\$9.88
Interest Income			\$100.29		100.29
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$9.88</u>	<u>\$100.29</u>	<u>\$0.00</u>	<u>\$110.17</u>
<b>Change In Net Assets</b>	<b>(\$7,486.14)</b>	<b>(\$373,412.45)</b>	<b>(\$6,743,470.62)</b>	<b>\$0.00</b>	<b>(\$7,124,369.21)</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$3,898.69</b></u>	<u><b>\$865,543.13</b></u>	<u><b>\$6,835,756.09</b></u>	<u><b>\$0.00</b></u>	<u><b>\$7,705,197.91</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>(\$3,587.45)</b></u></u>	<u><u><b>\$492,130.68</b></u></u>	<u><u><b>\$92,285.47</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$580,828.70</b></u></u>

**Laurel Road CDD**  
**Budget to Actual**  
**For the Month Ending 02/28/2023**

	Year To Date			FY 2023
	Actual	Budget	Variance	Adopted Budget
<b><u>Revenues</u></b>				
Off-Roll Assessments	\$ 13,502.85	\$ -	\$ 13,502.85	\$ -
Developer Contributions	20,522.43	114,055.42	(93,532.99)	273,733.00
Other Income & Other Financing Sources	0.64	-	0.64	-
<b>Net Revenues</b>	<b>\$ 34,025.92</b>	<b>\$ 114,055.42</b>	<b>\$ (80,029.50)</b>	<b>\$ 273,733.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 5,000.00	\$ 5,375.00	\$ (375.00)	\$ 12,900.00
Public Officials' Liability Insurance	2,504.00	-	2,504.00	-
Trustee Services	3,524.39	2,500.00	1,024.39	6,000.00
Management	20,000.00	20,000.00	-	48,000.00
Engineering	-	6,250.00	(6,250.00)	15,000.00
Dissemination Agent	-	416.67	(416.67)	1,000.00
District Counsel	2,178.50	10,416.67	(8,238.17)	25,000.00
Assessment Administration	-	2,291.67	(2,291.67)	5,500.00
Audit	-	2,708.33	(2,708.33)	6,500.00
Arbitrage Calculation	-	208.33	(208.33)	500.00
Telephone	-	83.33	(83.33)	200.00
Postage & Shipping	-	208.33	(208.33)	500.00
Legal Advertising	2,046.17	3,333.33	(1,287.16)	8,000.00
Miscellaneous	-	246.27	(246.27)	590.00
Office Supplies	125.00	208.33	(83.33)	500.00
Web Site Maintenance	2,900.00	381.25	2,518.75	915.00
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00
Maintenance Staff	-	8,333.33	(8,333.33)	20,000.00
Lifestyle Staff	-	8,333.33	(8,333.33)	20,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 38,453.06</b>	<b>\$ 71,367.09</b>	<b>\$ (32,914.03)</b>	<b>\$ 171,280.00</b>
<b><u>Field Operations Expenses</u></b>				
Electric	\$ -	\$ 1,458.33	\$ (1,458.33)	\$ 3,500.00
Water Reclaimed	-	2,083.33	(2,083.33)	5,000.00
Equipment Rental	-	2,500.00	(2,500.00)	6,000.00
General Insurance	3,059.00	2,480.00	579.00	5,952.00
Property & Casualty Insurance	-	2,125.00	(2,125.00)	5,100.00
Irrigation	-	83.33	(83.33)	200.00
Lake Maintenance	-	7,500.00	(7,500.00)	18,000.00
Landscaping Maintenance & Material	-	10,416.67	(10,416.67)	25,000.00
Landscape Improvements	-	1,041.67	(1,041.67)	2,500.00
Contingency	-	4,166.67	(4,166.67)	10,000.00
Gate - Repairs & Maintenance	-	416.67	(416.67)	1,000.00
Street Sweeping	-	6,250.00	(6,250.00)	15,000.00
Lighting	-	83.33	(83.33)	200.00
Bike Share	-	2,083.33	(2,083.33)	5,000.00
<b>Total Field Operations Expenses</b>	<b>\$ 3,059.00</b>	<b>\$ 42,688.33</b>	<b>\$ (39,629.33)</b>	<b>\$ 102,452.00</b>
<b>Total Expenses</b>	<b>\$ 41,512.06</b>	<b>\$ 114,055.42</b>	<b>\$ (72,543.36)</b>	<b>\$ 273,732.00</b>
<b>Net Income (Loss)</b>	<b>\$ (7,486.14)</b>	<b>\$ -</b>	<b>\$ (7,486.14)</b>	<b>\$ 1.00 *</b>