

**WINDWARD AT
LAKEWOOD
RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

November 8, 2022

**LANDOWNERS'
MEETING AGENDA**

Windward at Lakewood Ranch 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

November 1, 2022

ATTENDEES:

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

Landowner(s)

Windward at Lakewood Ranch Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Windward at Lakewood Ranch Community Development District will be held on November 8, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [Seats 3, 4 & 5]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

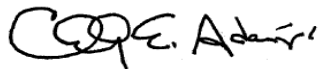
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

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

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Daphne Gillyard
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Windward at Lakewood Ranch
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

10/13/2022, 10/20/2022

and that the fees charged are legal.
Sworn to and subscribed before on 10/20/2022

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Windward of Lakewood Ranch Community Development District (the "District"), containing approximately 364,640 acres in Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 8, 2022
TIME: 12:00 PM
PLACE: 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240


Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

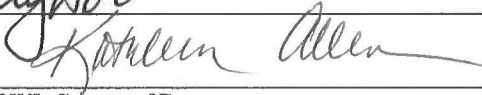
The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record of such meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wraithell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at <http://windwardatlakewoodranchcdi.com/>

There may be on occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (877) 276-0889, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager



Legal Clerk


Notary, State of WI, County of Brown

1-7-05

My commission expires

Publication Cost: \$522.50

Order No: 7898094

Customer No: 773434

of Copies:

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 8, 2022

TIME: 12:00 P.M.

LOCATION: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax

parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY
WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 on November 8, 2022 at 12:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

| <u>Parcel Description</u> | <u>Acreege</u> | <u>Authorized Votes</u> |
|---------------------------|----------------|-------------------------|
| See attached | ACRES | VOTES |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____ VOTES

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

LANDOWNER ROLL

| Parcel ID | Owner | Acres | Votes |
|------------|--|-------|-------|
| 0208090005 | AGUIAR RAMON | | 1 |
| 0207160246 | AIEZZA RENEE LYNN | | 1 |
| 0207150200 | BASCO ANDREW JOSEPH | | 1 |
| 0207160289 | BERGER JORDAN MATTHEW | | 1 |
| 0208100065 | BOGUSZEWSKI ERIC CHRISTOPHER | | 1 |
| 0207160230 | BONADIES LEWIS MICHAEL JR | | 1 |
| 0207150228 | BOVICH LAUREN MICHELLE | | 1 |
| 0207160284 | BRYDE SHELLEY LOUISE | | 1 |
| 0207160291 | CASTRO PAUL G | | 1 |
| 0207160150 | CEDERSUND PER REIDAR | | 1 |
| 0208090016 | CHIN STEVEN KWOK LEON | | 1 |
| 0208090103 | COYNE GREGORY ALAN | | 1 |
| 0207160245 | CYMBAL DANIEL WALTER | | 1 |
| 0207150173 | DANIEL WOOD AND KATHLEEN WOOD FAMILY TRUST | | 1 |
| 0208090107 | DESTASIO RICHARD T | | 1 |
| 0208100069 | DIANE H BARRINGTON REVOCABLE LIVING TRUST | | 1 |
| 0207150223 | DIGUGLIELMO KENNETH G | | 1 |
| 0207150210 | DUNFORD HAYLEY COLE | | 1 |
| 0207150208 | FEENEY KARI | | 1 |
| 0207160252 | FLICK GREGORY DALE JR | | 1 |
| 0208090004 | G AND T DELLICARPINI LIVING TRUST | | 1 |
| 0207160290 | GIURA VINCENT ANDREW | | 1 |
| 0207160288 | GREEN ERICA RUTH | | 1 |
| 0207160244 | GREIFINGER ALLYSON BROOKE | | 1 |
| 0208100053 | HARTLEY ROSE MARIE | | 1 |
| 0207160258 | HENDERSON DEBRA LYNN | | 1 |
| 0208100068 | HILLIARD PATRICIA ANN | | 1 |
| 0207150225 | HOLDREDGE ASHLEY CATHERINE | | 1 |
| 0207150226 | HOWARD KATE | | 1 |
| 0208090108 | KARWOSKI MICHAEL JOSEPH | | 1 |
| 0207160253 | KENNEDY CHRISTOPHER MICHAEL | | 1 |
| 0207160241 | KHRIPTIYEVSKIY VITALIY | | 1 |
| 0208100055 | KILLIGREW KIERAN MICHAEL | | 1 |
| 0207160292 | KLIEGER PATRICIA MAE | | 1 |
| 0207160287 | KNESTAUT KYLE GREGORY | | 1 |
| 0207160285 | KORMU JARMO J | | 1 |
| 0207160255 | LACHANCE JACQUELYN ELIZABETH | | 1 |
| 0208100052 | LAO NORMA BATAK | | 1 |
| 0208090105 | LAWS STUART GARRARD | | 1 |
| 0208090012 | LEIGHTON BRYAN STEVEN | | 1 |
| 0207160151 | LIPFORD FAMILY TRUST | | 1 |
| 0207160236 | LONG JEFFREY WAYNE | | 1 |
| 0208100056 | LONGO DYLAN ALEXANDER | | 1 |
| 0208100060 | LOUDERMILK MICHELE | | 1 |
| 0208090110 | LOUDERMILK MICHELE LEE | | 1 |

| Parcel ID | Owner | Acres | Votes |
|------------|----------------------------|-------|-------|
| 0207160238 | LUNGU ALENA | | 1 |
| 0207160254 | MAGNO MARCELLO | | 1 |
| 0207160248 | MALIK MUHAMMAD IMTISAL | | 1 |
| 0207150224 | MATER SIMONE GRACA | | 1 |
| 0208100064 | MATSEVILO SERGEY | | 1 |
| 0208090006 | MAZZEO MARK W | | 1 |
| 0208100059 | MCDERMOTT DENISE ERIN | | 1 |
| 0207160155 | MERRILL MICHAEL JOHN | | 1 |
| 0207150227 | MITCHELL CHRISTINA YONG | | 1 |
| 0207160243 | MONDE JARRET DEAN | | 1 |
| 0208090086 | MORRISON DOUGLAS CALVIN | | 1 |
| 0208090085 | MOSKALUK BIRUTE A | | 1 |
| 0207160152 | MOSS BRIAN WILLIAM | | 1 |
| 0207160159 | MUNDY ANDREW CARROLL | | 1 |
| 0208100063 | NIXON JOSEPH F | | 1 |
| 0207160249 | NOAKES JOHN BRADLEY | | 1 |
| 0208100051 | PEPKOWSKI LYNN | | 1 |
| 0207160256 | PESOGNELLI BRANDON FRANK | | 1 |
| 0207160240 | PHILLIPS AUTUMN S | | 1 |
| 0207150209 | PRESSLEY ROBERT RAYMOND | | 1 |
| 0207160247 | QUISPE VICTOR ANDRES | | 1 |
| 0207160251 | RENTA TINA SHERRIE | | 1 |
| 0207160250 | RODGERS BROOKE NOEL | | 1 |
| 0208100062 | RODRIGUES MICHAEL ANTONIO | | 1 |
| 0207150203 | ROIG PABLO MENDEZ | | 1 |
| 0208100067 | RUTH BROWN REVOCABLE TRUST | | 1 |
| 0207160257 | SAMULA CZESLAW | | 1 |
| 0208100066 | SANDERLIN KIERK HEATH | | 1 |
| 0207160242 | SANDS STEPHANIE MARR | | 1 |
| 0208100054 | SOMMA LINDA | | 1 |
| 0207150202 | STEVENSON FORREST WAYNE | | 1 |
| 0208090109 | TROMBLEY GILLIAN ELIZABETH | | 1 |
| 0207160239 | VOZNYAK NELYA | | 1 |
| 0207150174 | VOZNYAK PAVEL | | 1 |
| 0208100070 | WALKER MICHELLE ANN | | 1 |
| 0208100061 | WALLER MARY SUSY | | 1 |
| 0207160157 | WATTS DANIEL TALIAFERRO | | 1 |
| 0207160281 | WINTERS MARCUS KARL | | 1 |
| 0207160158 | WOLFGANG ERIC D | | 1 |
| 0207160286 | WOODRUFF WILLIAM SCOTT | | 1 |
| 0207160153 | WROBEL GERALD EDWARD | | 1 |
| 0207160156 | YERMOLAEVA GALINA | | 1 |
| 0207160154 | ZACCARIA JAMES V | | 1 |

| Parcel ID | Owner | Acres | Votes |
|------------|---|-------|-----------|
| 0207020001 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | 78.15 | 79 |
| | | | <u>79</u> |
| 0207100293 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100294 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100295 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100296 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100297 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100298 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100299 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100300 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100301 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100302 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100303 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100304 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100305 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100306 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100307 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100308 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100309 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100310 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100311 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100312 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100313 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100314 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100315 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100316 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100317 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100318 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100319 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100320 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100321 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100322 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100323 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100324 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100325 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100326 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100327 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100328 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100329 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100330 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100331 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100332 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |
| 0207100333 | NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC | | 1 |

| Parcel ID | Owner | Acres | Votes |
|--------------|-----------------|-------|---------------|
| 0207020003 | SARASOTA COUNTY | 7.54 | $\frac{8}{8}$ |
| Total | | | 800 |

OFFICIAL BALLOT
WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidate receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description

Acreage

See attached

_____ acres

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

| SEAT | NAME OF CANDIDATE | NUMBER OF VOTES |
|----------|-------------------|------------------|
| 3 | | ___ Votes |
| 4 | | ___ Votes |
| 5 | | ___ Votes |

Date: _____

Signed: _____

Printed Name: _____