

**WINDWARD AT  
LAKEWOOD  
RANCH**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**November 9, 2022**

**REGULAR MEETING  
AGENDA**

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# 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 2, 2022

**ATTENDEES:**

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

Board of Supervisors

Windward at Lakewood Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold a Regular Meeting on November 9, 2022, at 12:30 p.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 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 Elected Board of Supervisors (*the following will be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2023-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date
6. Consideration of Amendment to Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch Community Development District for the Design and Engineering of Fruitville Road Widening from Debrecen Road to Lorraine Road

7. Consideration of Resolution 2023-03, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of September 30, 2022
9. Approval of October 12, 2022 Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Vogler Ashton, PLLC*
  - B. District Engineer: *Stantec*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: December 14, 2022 at 12:30 P.M.

○ 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		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
13. 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**

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Windward at Lakewood Ranch Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT:**

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

	Seat 3	___ Votes
	Seat 4	___ Votes
	Seat 5	___ Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

	Seat 3	___-Year Term
	Seat 4	___-Year Term
	Seat 5	___-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 9th day of November, 2022.

Attest:

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**5**



**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Windward at Lakewood Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** Chesley E Adams, Jr. is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 9th day of November, 2022.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN  
SARASOTA COUNTY, FLORIDA, AND THE WINDWARD  
AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE DESIGN AND ENGINEERING OF FRUITVILLE ROAD  
WIDENING FROM DEBRECEN ROAD TO LORRAINE ROAD**

This Amendment is made and entered into upon execution by both parties by and between Sarasota County, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Windward at Lakewood Ranch Community Development District, an independent special district of the State of Florida, hereinafter referred to as "District."

**WITNESSETH**

**WHEREAS**, the County and the District entered into County Contract No. 2020-495 ("Agreement") for the Design and Engineering of Fruitville Road Widening from Debrecen Road to Lorraine Road, effective September 9, 2020; and

**WHEREAS**, the parties now wish to amend the Agreement to modify the deliverable and payment schedule.

**NOW THEREFORE**, the County and the District, in consideration of the mutual covenants contained herein, do agree to amend the Agreement as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. Replace SECTION 4. DISTRICT OBLIGATIONS. (A) Design and Permitting Responsibilities, Item (5) in its entirety with the following:

The District's design engineering professionals shall apply for and pursue the appropriate permits that are required to be obtained from the Southwest Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of Health and the US Army Corps of Engineers, and from any other agency or utility requiring construction permitting or authorization of the Project. The District's design engineering professionals shall make their best efforts to obtain said permits by October 25, 2023.

3. Replace SECTION 5. COUNTY'S OBLIGATION. (A) Funding, Items (3) and (4) in its entirety with the following:

(3) upon completion of design plans at ninety percent (90%) and delivery to County of the EOPC, County shall pay to the District a sum equal to an additional thirty percent (30%) of the Cost for the Project

such that the total then paid to date shall be a sum equal to ninety percent (90%) of the Cost for the Project.

(4) upon acceptance by the County of the one hundred percent (100%) signed/sealed plans, associated documents, approved permits and/or regulatory authorizations, the EOPC and proof of full payment to the design consultant(s), the County shall deliver to the District a sum equal to an additional ten percent (10%) of the Cost for the Project such that the total then paid to date shall be a sum equal to one hundred percent (100%) of the Cost for the Project.

4. Add in SECTION 5. COUNTY'S OBLIGATION. (A) Funding the following:

(5) Project funding is programmed through CIP Project No. 95853.

5. A fully executed original of this Amendment to Interlocal Agreement shall be filed with the Clerk of the Circuit Court, in and for Sarasota County, Florida.

6. The effective date of this Amendment to Interlocal Agreement shall be made the date of its filing pursuant to Section 163.01(11), Florida Statutes.

7. Except as modified herein, all other terms, covenants, and conditions of the Agreement shall remain in full force and effect.

[The remainder of this page left blank intentionally.]

**Windward at Lakewood Ranch Community Development District**

The Windward at Lakewood Ranch Community Development District, an independent special district of the State of Florida, acting by and through its Board of Supervisors, with a quorum present and voting, did approve this Amendment on the \_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

[DISTRICT SEAL]

PRINT: \_\_\_\_\_

TITLE: \_\_\_\_\_

**Sarasota County**

Sarasota County, Florida, a political subdivision of the State of Florida, acting by and through the Board of County Commissioners, with a quorum present and voting, did approve this Amendment on the \_\_\_ day of \_\_\_\_\_, 2022

ATTEST:

KAREN E. RUSHING, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Sarasota County, Florida

SARASOTA COUNTY, FLORIDA,  
a political subdivision of the  
State of Florida

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

Name: \_\_\_\_\_

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

Approved as to form and correctness:

\_\_\_\_\_  
COUNTY ATTORNEY

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

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**7**



**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE GENERAL FUND PORTION OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on August 11, 2021, the Board of Supervisors (hereinafter referred to as the “Board”) of the Windward at Lakewood Ranch Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2021/2022; and

**WHEREAS**, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2022.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2021/2022 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2022 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 9th day of November, 2022.

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AMENDED BUDGET  
FISCAL YEAR 2022**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	FY '22 Actual	FY '22 Adopted Budget	Budget to Actual Variance	Increase/ (Decrease)	FY '22 Amended Budget
<b>REVENUES</b>					
Assessment levy: off-roll	\$228,520	\$236,139	\$ 7,619	\$ -	\$236,139
Developer contribution	177,678	-	(177,678)	237,336	237,336
Lot closing	6,105	-	(6,105)	6,105	6,105
Total revenues	<u>412,303</u>	<u>236,139</u>	<u>(176,164)</u>	<u>243,441</u>	<u>479,580</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisor's fees	13,600	12,000	(1,600)	1,600	13,600
Management/accounting/recording	36,000	30,000	(6,000)	6,000	36,000
Legal	42,416	20,000	(22,416)	22,416	42,416
Engineering	14,077	15,000	923	(923)	14,077
Audit	4,400	6,000	1,600	(1,600)	4,400
Assessment roll prep	7,500	7,500	-	-	7,500
Reamortization schedules	-	250	250	(250)	-
Dissemination agent	3,167	5,000	1,833	(1,833)	3,167
Trustee	4,031	6,000	1,969	(1,969)	4,031
Telephone	67	-	(67)	67	67
Postage	339	300	(39)	39	339
Printing & binding	167	-	(167)	167	167
Legal advertising	8,109	4,000	(4,109)	4,109	8,109
Annual special district fee	175	175	-	-	175
Public officials' insurance	2,250	2,475	225	(225)	2,250
General insurance	2,750	3,025	275	(275)	2,750
Contingencies/bank charges	-	180	180	47,820	48,000
Miscellaneous	-	500	500	(500)	-
Office supplies	658	250	(408)	408	658
Website	1,630	2,700	1,070	(1,070)	1,630
Total professional & administrative	<u>141,336</u>	<u>115,355</u>	<u>(25,981)</u>	<u>73,981</u>	<u>189,336</u>
<b>Field Operations</b>					
Well pump maintenance	-	4,500	4,500	(4,500)	-
Wetland maintenance	30,638	25,000	(5,638)	5,638	30,638
Wetland monitoring contract	88,220	36,000	(52,220)	69,880	105,880
Pond maintenance contract	21,596	15,084	(6,512)	6,512	21,596
Pond maintenance	650	20,000	19,350	(19,350)	650
Irrigation pump maintenance contract	84,167	3,200	(80,967)	80,967	84,167
Irrigation pump maintenance	20,321	5,000	(15,321)	15,321	20,321
Drainage maintenance	-	5,000	5,000	(5,000)	-
Streetlights	16,875	5,000	(11,875)	11,875	16,875
Curb replacement	-	2,000	2,000	(2,000)	-
Effluent water supply	39	-	(39)	39	39
Waterline flushing	15,106	-	(15,106)	15,106	15,106
Total field operations	<u>277,612</u>	<u>120,784</u>	<u>(156,828)</u>	<u>174,488</u>	<u>295,272</u>
Total expenditures	<u>418,948</u>	<u>236,139</u>	<u>(182,809)</u>	<u>248,469</u>	<u>484,608</u>
Excess/(deficiency) of revenues over/(under) expenditures	(6,645)	-	6,645	(5,028)	(5,028)
Fund balances - beginning	5,028	-	(5,028)	5,028	5,028
Unassigned	(1,617)	-	1,617	(1,617)	-
Fund balances - ending	<u>\$ (1,617)</u>	<u>\$ -</u>	<u>\$ 1,617</u>	<u>\$ -</u>	<u>\$ -</u>

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2022**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2022	Capital Projects Fund Series 2020	Capital Projects Fund Series 2022	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 18,919	\$ -	\$ -	\$ -	\$ -	\$ 18,919
Investments						
Reserve	-	88,879	418,294	-	-	507,173
Prepayment	-	263,732	-	-	-	263,732
Revenue	-	332,859	-	-	-	332,859
Construction	-	-	-	3,317,198	3,487,797	6,804,995
Capitalized Interest	-	-	287,610	-	-	287,610
Due from Developer	36,166	-	-	-	-	36,166
Prepaid expense	5,375	-	-	-	-	5,375
Deposits	25	-	-	-	-	25
Total assets	<u>\$ 60,485</u>	<u>\$ 685,470</u>	<u>\$ 705,904</u>	<u>\$ 3,317,198</u>	<u>\$ 3,487,797</u>	<u>\$ 8,256,854</u>
<b>LIABILITIES</b>						
Liabilities:						
Accounts payable	\$ 56,102	\$ -	\$ -	\$ -	\$ -	\$ 56,102
Contracts payable	-	-	-	-	96,009	96,009
Retainage payable	-	-	-	625,762	70,248	696,010
Developer advance	6,000	-	-	-	-	6,000
Total liabilities	<u>62,102</u>	<u>-</u>	<u>-</u>	<u>625,762</u>	<u>166,257</u>	<u>854,121</u>
<b>FUND BALANCES</b>						
Restricted for:						
Debt service	-	685,470	705,904	-	-	1,391,374
Capital projects	-	-	-	2,691,436	3,321,540	6,012,976
Unassigned	(1,617)	-	-	-	-	(1,617)
Total fund balances	<u>(1,617)</u>	<u>685,470</u>	<u>705,904</u>	<u>2,691,436</u>	<u>3,321,540</u>	<u>7,402,733</u>
Total liabilities and fund balances	<u>\$ 60,485</u>	<u>\$ 685,470</u>	<u>\$ 705,904</u>	<u>\$ 3,317,198</u>	<u>\$ 3,487,797</u>	<u>\$ 8,256,854</u>

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 228,520	\$ 236,139	97%
Developer contribution	91,621	177,678	-	N/A
Lot closing	-	6,105	-	N/A
Total revenues	<u>91,621</u>	<u>412,303</u>	<u>236,139</u>	175%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisor's fees	1,000	13,600	12,000	113%
Management/accounting/recording	4,000	36,000	30,000	120%
Legal	11,273	42,416	20,000	212%
Engineering	778	14,077	15,000	94%
Audit	-	4,400	6,000	73%
Assessment roll prep	-	7,500	7,500	100%
Reamortization schedules	-	-	250	0%
Dissemination agent	166	3,167	5,000	63%
Trustee	-	4,031	6,000	67%
Telephone	17	67	-	N/A
Postage	116	339	300	113%
Printing & binding	41	167	-	N/A
Legal advertising	1,251	8,109	4,000	203%
Annual special district fee	-	175	175	100%
Public officials' insurance	-	2,250	2,475	91%
General insurance	-	2,750	3,025	91%
Contingencies/bank charges	-	-	180	0%
Miscellaneous	-	-	500	0%
Office supplies	413	658	250	263%
Website	-	1,630	2,700	60%
Total professional & administrative	<u>19,055</u>	<u>141,336</u>	<u>115,355</u>	123%
<b>Field Operations</b>				
Well pump maintenance	-	-	4,500	0%
Wetland maintenance	-	30,638	25,000	123%
Wetland monitoring contract	-	88,220	36,000	245%
Pond maintenance contract	129	21,596	15,084	143%
Pond maintenance	-	650	20,000	3%
Irrigation pump maintenance contract	23,042	84,167	3,200	2630%
Irrigation pump maintenance	2,890	20,321	5,000	406%
Drainage maintenance	-	-	5,000	0%
Streetlights	1,446	16,875	5,000	338%
Curb replacement	-	-	2,000	0%
Effluent water supply	10	39	-	N/A
Waterline flushing	2,984	15,106	-	N/A
Total field operations	<u>30,501</u>	<u>277,612</u>	<u>120,784</u>	230%
Total expenditures	<u>49,556</u>	<u>418,948</u>	<u>236,139</u>	177%
Excess/(deficiency) of revenues over/(under) expenditures	42,065	(6,645)	-	
Fund balances - beginning	(43,682)	5,028	-	
Unassigned	(1,617)	(1,617)	-	
Fund balances - ending	<u>\$ (1,617)</u>	<u>\$ (1,617)</u>	<u>\$ -</u>	



**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020  
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Assessment levy: off-roll	\$ 208,193	\$ 1,131,094
Assessment prepayments	85,454	1,615,580
Interest	1	34
Lot closing	1,478	42,784
Total revenues	295,126	2,789,492
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Principal - S2020A1	-	110,000
Principal - S2020A2	-	450,000
Principal prepayment - S2020A-2	-	1,330,000
Interest - S2020A-1	-	249,015
Interest - S2020A-2	-	320,375
Interest - S2020A-3	-	166,355
Total expenditures	-	2,625,745
Excess/(deficiency) of revenues over/(under) expenditures	295,126	163,747
Fund balances - beginning	390,344	521,723
Fund balances - ending	\$ 685,470	\$ 685,470

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest / misc. income	\$ 3	\$ 17
Total revenues	3	17
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Interest	-	70,301
Cost of issuance	-	153,975
Total expenditures	-	224,276
Excess/(deficiency) of revenues over/(under) expenditures	3	(224,259)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	1,255,348
Underwriter's discount	-	(279,434)
Transfers out	-	(45,751)
Total other financing sources	-	930,163
Net change in fund balances	3	705,904
Fund balances - beginning	705,901	-
Fund balances - ending	\$ 705,904	\$ 705,904

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2020  
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 1,712,222
Interest / misc. income	14	154
Total revenues	14	1,712,376
<b>EXPENDITURES</b>		
Capital outlay	-	1,910,119
Developer advance repayment	-	327,019
Total expenditures	-	2,237,138
Excess/(deficiency) of revenues over/(under) expenditures	14	(524,762)
Fund balances - beginning	2,691,422	3,216,198
Fund balances - ending	\$ 2,691,436	\$ 2,691,436

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 15	\$ 146
Total revenues	15	146
<b>EXPENDITURES</b>		
Capital outlay	37,975	2,973,925
Developer advance repayment	-	6,870,084
Total expenditures	37,975	9,844,009
Excess/(deficiency) of revenues over/(under) expenditures	(37,960)	(9,843,863)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	13,119,652
Transfer in	-	45,751
Total other financing sources/(uses)	-	13,165,403
Net change in fund balances	(37,960)	3,321,540
Fund balances - beginning	3,359,500	-
Fund balances - ending	\$ 3,321,540	\$ 3,321,540

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on October 12, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

**Present were:**

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

**Also present, were:**

Chuck Adams	District Manager
Ed Vogler	District Counsel
Kimberly Ashton (via telephone)	Vogler Ashton, PLLC
Mike Kennedy	District Engineer
Barry Mazzoni	Field Operations Manager
John Nokes	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 12:38 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of North County Partnership, LLC, Management Agreement**

39 Mr. Adams presented the North County Partnership, LLC, (NCP) Management  
40 Agreement.

41 Mr. Vogler stated the Agreement is written as a pass-through, meaning that the County  
42 will fund the fees for the CDD and the CDD will pass them through to NCP through the  
43 Agreement. If those funds are not forthcoming, then there will be nothing to pass through. This  
44 item is intended to be net financial neutral to the CDD, which has entered into this Agreement  
45 with the County under the law that authorizes local governments to interact with each other  
46 through agreements. The County is funding this project.

47 Mr. Vogler stated this is identical to the Management Agreement the CDD had for the  
48 first scope of work.

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**On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in  
51 favor, the North County Partnership, LLC, Management Agreement, was  
52 approved.**

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- 55 ▪ **Terminate Cornerstone Irrigation Management Contract & Engage Impact**

56 **This item was an addition to the agenda.**

57 Mr. Adams stated the Master Association cancelled its contract with Cornerstone for  
58 irrigation management on the private properties, engaged Impact and asked the CDD to  
59 consider doing the same, for continuity and consistency within the community.

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**On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in  
62 favor, terminating the Cornerstone Irrigation Management Contract and  
63 engaging Impact, was approved.**

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66 **FOURTH ORDER OF BUSINESS**

**Acceptance of the Unaudited Financial  
67 Statements as of August 31, 2022**

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Mr. Adams presented the Unaudited Financial Statements as of August 31, 2022.

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**On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the Unaudited Financial Statements as of August 31, 2022, were accepted.**

**FIFTH ORDER OF BUSINESS**

**Approval of September 14, 2022 Regular Meeting Minutes**

Mr. Adams presented the September 14, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the September 14, 2022 Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

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

There was nothing further to report.

**B. District Engineer: *Stantec***

In response to a Board Member’s question regarding the Jon Hall Contract, Mr. Kennedy stated there was not a resolution. The contract was terminated and Staff has been working with Mr. Mark Evans and Mr. Harry Wilson to engage another contractor, which is challenging because most contractors are inundated with work and contractors are generally reluctant to step in to finish a previous contractor’s work.

Mr. Kennedy stated he recently conferred with Mr. Evans and Mr. Wilson and they found a familiar contractor who is considering taking the project. He suggested authorizing Staff to work with Mr. Evans and Mr. Wilson and others to engage Firethorn to complete the unfinished work.

Mr. Vogler stated Staff recognizes that this may be emergency work and the Board is taking steps to complete the work under that authority. He recommended authorizing the Chair to execute an agreement, with ratification at the next meeting.



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On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, authorizing Staff to engage Firethorn to complete the Jon Hall contract work, in a not-to-exceed amount of \$700,000, and authorizing the Chair to execute, was approved.

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

• **UPCOMING MEETINGS**

- **November 8, 2022 at 12:00 P.M. [LANDOWNERS MEETING – THE BOARD IS NOT REQUIRED TO ATTEND]**
- **November 9, 2022 at 12:00 P.M. [REGULAR MEETING]**

The meeting start time will be hanged 12:30 p.m., going forward.

○ **QUORUM CHECK**

The next Regular Meeting will be held on November 9, 2022.

**SEVENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Member’s comments or requests.

**EIGHTH ORDER OF BUSINESS**

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

Mr. John Nokes asked if the contractor is responsible for all landscaping in Areas 2A and 2B. Mr. Adams stated the CDD does not maintain landscaping; the Association is responsible for that and the CDD is responsible for stormwater and the irrigation supply system.

Mr. Nokes stated he submitted a public information request and there was no response.

Mr. Adams stated he was impacted by Hurricane Ian but, to answer Mr. Nokes’ question, there is no agreement but there are recitals within the Declarations and Covenants that outline who is doing what between the CDD and the Master Association. He recommended reading the dedications on the plat. Asked how an expansion to the CDD boundaries would be financed, Mr. Adams stated the petitioner usually funds it.

Mr. Adams will provide the Engineer’s Report to Mr. Nokes.

135 NINTH ORDER OF BUSINESS

Adjournment

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**On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the meeting adjourned at 12:54 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**WINWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 12, 2022</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>November 8, 2022</b>	<b>Landowners' Meeting</b>	<b>12:00 PM</b>
<b>November 9, 2022</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>December 14, 2022</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>January 11, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>February 8, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>March 8, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>April 12, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>May 10, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>June 14, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>July 12, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>August 9, 2023</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>September 13, 2023</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>