

**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 Public Hearing and Regular Meeting on August 9, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

Present were:

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

Also present, were:

Chuck Adams	District Manager
Mike Kennedy	District Engineer
John Noakes	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:30 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution of 2023-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated, overall, expenditures decreased. The decrease is mostly related to the “Irrigation system maintenance” budget line item, due to vendor changes, which resulted in the proposed Fiscal Year 2024 budget assessments decreasing.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution of 2023-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing an Effective Date

Mr. Adams stated that the meeting time for Fiscal Year 2024 was moved to 11:00 a.m. to accommodate the Three Rivers Stewardship District, which meets on the same days.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of July 12, 2023 Regular Meeting Minutes

On MOTION by Mr. Leinaweaver and seconded by Mr. Williams, with all in favor, the July 12, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Vogler Ashton, PLLC

There was no report.

B. District Engineer: Stantec

Mr. Kennedy distributed and presented Change Order No. 4 Under Specific Authorization No. 4, for Windward Phase 2 Bidding Services. Regarding tracking, Mr. Kennedy stated there are periodic calls with Mr. Vogler, the Developer and Matt Morrison to go over and summarize the construction costs. Mr. Vogler expects to know more about potential mediation in January 2024. The Phase 2 project is nearly finished and about \$350,000, equating to half of the retainage funds, were used.

MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Change Order No. 4 Under Specific Authorization No. 4, for Windward Phase 2 Bidding Services, in the amount of \$7,500, was approved.

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

- **NEXT MEETING DATE: September 13, 2023 at 11:30 AM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

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

Resident John Noakes asked if the damaged light poles will be replaced as part of Phase 2. This will be researched and Mr. Noakes will be notified. Mr. Noakes voice his opinion that certain ponds are unsightly and need further maintenance. Mr. Mazzoni of Management is working with the contractor to address algae and construction debris issues. Mr. Noakes asked if the HOA discussed transferring the irrigation bill to the CDD. Mr. Adams stated Mr. Mazzoni is

working with Tracy on it. The CDD owns and engaged Impact to manage the controller; the same contractor services the HOA and private properties under a contract separate from the CDD's contract.

For the next meeting, Mr. Adams was asked to implement a process to enable residents to make their own irrigation repairs on their property.

Mr. Noakes asked if the CDD agrees that it owns the controllers and that it owns the resident electric bill transfers that power the controllers. Mr. Adams replied affirmatively.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Foster and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 11:48 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair