

**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 September 13, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., First Floor Construction Conference Room, 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 McKay	Neal Communities
Pam Curran	Neal Communities
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)

Resident John Noakes referred to the Unaudited Financial Statements and asked what the new "Special Revenue Fund" budget is for. Mr. Adams stated it is related to the Shared Cost Agreement the CDD has with the County. Mr. Noakes asked about the term "Assessment prepayments" on Pages 4 and 5. Mr. Adams stated that it is typically for paying off outstanding principal on bond debt; it strictly relates to properties for which debt prepayments are received.

THIRD ORDER OF BUSINESS

Update: Contractor Prequalification

Mr. Kennedy discussed the desire to add a few new contractors to the 2023 Prequalified Contractors List and remove one contractor.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, expanding the 2023 Prequalified Contractors List to add Deme Construction LLC and Firethorne, Inc., and remove Jon M Hall Company, and extending the terms of the prequalified contractors one additional year, was approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of July 31, 2023

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

FIFTH ORDER OF BUSINESS

Approval of August 9, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the August 9, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Vogler Ashton, PLLC**
- B. **District Engineer: Stantec**
- C. **District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Counsel, District Engineer or District Manager reports.

- **NEXT MEETING DATE: October 11, 2023 at 11:00 AM**
 - **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

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

There were no public comments.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at 11:37 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair