

**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 11, 2023 at 11:00 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
Pam Curran	Neal Communities
John McKay	Neal Communities
John Noakes	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:05 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments:**

Resident John Noakes referred to the close out of A1/A2 and asked about what structure was built. He noted that some retention ponds were transferred to the CDD but the Boulevard, outside of the gate, is still under the owner, according to the Property Appraiser website. Mr. Kennedy stated that it was all turned over, including all the roads and the water and sewer; the Property Appraiser website was probably not updated yet.

Mr. Noakes discussed the condition of the curbs. Mr. Adams stated that the District Engineer will look at them.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-01, Accepting the Certification of the District Engineer that the Series 2020 Project is**

**Complete; Declaring the Series 2020 Project Complete; Providing for Severability, Conflicts, and an Effective Date**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Consideration of Specific Authorization No. 11, Professional Services Proposal [General District Engineering Services for Fiscal Year 2023-2024]**

Mr. Adams presented the Specific Authorization No. 11 Professional Services Proposal related to General District Engineering Services for Fiscal Year 2023-2024. Mr. Kennedy stated this is for general services for the Fiscal Year.

**On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Specific Authorization No. 11 Professional Services Proposal related to General District Engineering Services for Fiscal Year 2023-2024, was approved.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Unaudited Financial Statements as of August 31, 2023**

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

**SIXTH ORDER OF BUSINESS**

**Approval of September 13, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the September 13, 2023 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

**B. District Engineer: Stantec Consulting Services, Inc.**

▪ **Consideration of Change Order #1 for Fruitville Road Intersection Design**

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

Mr. Kennedy presented Change Order #1 for the Fruitville Road Intersection Design. The CDD is in and Interlocal Agreement with the County for the work related to Fruitville Road. The way the funds flow is that the CDD is billed for the work performed, the CDD sends it to the County, the County pays the CDD and then the CDD pays the District Engineer.

Mr. Kennedy discussed a contingency in the contract but Stantec does not have authorization to use the contingency; this Change Order authorizes Stantec to utilize the contingency in its contracts with the CDD. This changes the services adding \$81,475 to the original contract. It was noted that the contingency has \$100,000.

**On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Change Order #1 for Fruitville Road Intersection Design, in the amount of \$81,475, was approved.**

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

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

- **NEXT MEETING DATE: November 8, 2023 at 11:00 AM**
  - **QUORUM CHECK**

**EIGHTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS**

**Public Comments:**

Mr. Noakes asked about certifying parts of Phase 2 and if it is scheduled. Mr. Kennedy thinks it is scheduled for Spring 2024.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Foster seconded by Mr. Leinaweaver, with all in favor, the meeting adjourned at 11:15 a.m.**

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair