

**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 January 10, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

Present were:

Pete Williams	Chair
Sandy Foster	Vice Chair
John Leinaweaver (via telephone)	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Mike Kennedy	District Engineer
Eric Wolfgang	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:15 a.m. Supervisors Williams, Foster, Blakley and Weidemiller were present. Supervisor Leinaweaver attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident Eric Wolfgang thanked the Board for their hospitality.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-02, Designating a Date, Time, and Location for a Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2024-02.

On MOTION by Mr. Williams and seconded by Mr. Foster, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of November 13, 2024 at 10:45 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240 for a Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Stantec Consulting Services Inc. Specific Authorization No. 12 Professional Services Proposal - Phase 3 Bidding and Limited Construction Phase Services

Mr. Kennedy presented the Stantec Consulting Services Inc. Specific Authorization No. 12 Professional Services Proposal for Phase 3 Bidding and Limited Construction Phase Services.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the Stantec Consulting Services Inc. Specific Authorization No. 12 Professional Services Proposal for Phase 3 Bidding and Limited Construction Phase Services 3, was approved.

Mr. Kennedy stated that the CDD should utilize the Request for Proposals (RFP) process and appoint an RFP Committee comprised of three individuals. He suggested himself, a Developer representative and the Engineer of Record.

Discussion ensued regarding who to include on the RFP Committee, potential qualified bidders, project costs, low bids and tentative proposal meeting dates.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, establishing an RFP Committee comprised of Mr. Harry Rossum, Mr. Mike Kennedy and Mr. Matt Morris, was approved.

FIFTH ORDER OF BUSINESS

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

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

SIXTH ORDER OF BUSINESS

Approval of November 8, 2023 Regular Meeting Minutes

On MOTION by Mr. Blakley and seconded by Mr. Williams, with all in favor, the November 8, 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.

Mr. Kennedy stated that irrigation issues have lessened with help from the County.

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

- NEXT MEETING DATE: February 14, 2024 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: Non-Agenda Items (limited to 3 minutes per individual)

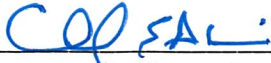
In response to Mr. Wolfgang's question about the wells and the County, Mr. Kennedy stated the County is doubling the capacity for purification of the wells, it will be online and there has been considerable growth down south.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Foster seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at 11:30 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair