

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

April 10, 2024

**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

April 3, 2024

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 April 10, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*limited to 3 minutes per individual*)
3. Consideration of Frederick Derr & Company, Inc. Change Order No. 1 [Windward @LWR Phase 3]
4. Acceptance of Unaudited Financial Statements as of February 29, 2024
5. Approval of March 13, 2024 Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *Stantec Consulting Services, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 8, 2024 at 11:00 AM [Presentation of Fiscal Year 2024/2025 Proposed Budget]

○ QUORUM CHECK

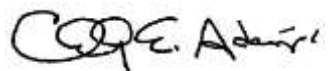
SEAT 1	JOHN LEINAWEAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SANDY FOSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN BLAKLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

7. Board Members' Comments/Requests

8. Public Comments: Non-Agenda Items *(limited to 3 minutes per individual)*
9. 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**

3

Change Order

No. 1

Date of Issuance: April 1, 2024 Effective Date: April 10, 2024

Project: Windward @ LWR Phase 3	Owner: Windward at Lakewood Ranch Community Development District	Owner's Contract No.:
Contract: \$4,732,327.85		Date of Contract: March 18, 2024
Contractor:		Engineer's Project No.: 215617816
		Contractor Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

**Add tree barricade installation per County; Add conduit crossings, Change
MH #2-65 depth due to road grade revision.**

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. Change Order 1 dated 3/29/24.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 4,732,327.85

[Increase] [Decrease] from previously approved Change
Orders No. 0 to No. 0:

\$ -0-

Contract Price prior to this Change Order:

\$ 4,732,327.85

[Increase] [Decrease] of this Change Order:

\$ 60,769.00

Contract Price incorporating this Change Order:

\$ 4,793,096.85

CHANGE IN CONTRACT TIMES:

Original Contract Times: Working days Calendar days

Substantial completion (days or date): 270 Days (175 EN) (12/13/24)

Ready for final payment (days or date): 300 Days (1/12/2025)

[Increase] [Decrease] from previously approved Change Orders
No. 0 to No. 0:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): 270 Days (175 EN) (12/13/24)

Ready for final payment (days or date): 300 Days (1/12/2025)

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

Contract Times with all approved Change Orders:

Substantial completion (days or date): 270 Days (175 EN) (12/13/24)

Ready for final payment (days or date): 300 Days (1/12/2025)

RECOMMENDED:

By: 
Engineer (Authorized Signature)

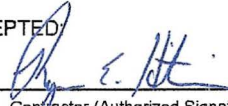
Date: 4/12/24

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: 
Contractor (Authorized Signature)

Date: 4/1/2024

Approved by Funding Agency (if applicable): _____

Date: _____

U:\215617816\civil\construction_phase_documents\change_orders\received\con_wlwr\cdd_windward-ph-3_co-1_60769-00_tree-barricade_conduit-cross_mh-2-65_depth_f-derr_mak_20240401.docx



FREDERICK DERR & COMPANY
I N C O R P O R A T E D

CONTRACT CHANGE ORDER

3/29/2024

Windward at Lakewood Ranch
Community Development District
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

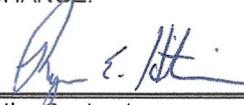
Number 1.00
Job: Windward at LWR
Phase: 3

We agree to the following changes, additions, or deductions:

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT \$	TOTAL \$
1-00-000	MOBILIZATION & GENERAL CONDITIONS				
1-00-055	TREE BARRICADE	7.00	HR	340.00	2,380.00
1-00-100	CONDUIT CROSSINGS				
1-00-104	STAKE & ASBUILT CONDUIT CROSSINGS	1.00	LS	3,540.00	3,540.00
1-00-108	UTILITY DUCT (Trench Excav,Pipe Install,Backfill)	3,460.00	LF	10.70	37,022.00
1-00-110	1.25" SCH40 PVC (Mat only-pipe,loc wire,marker)	2,640.00	LF	1.35	3,564.00
1-00-112	2" SCH40 PVC (Mat only-pipe,loc wire,marker)	1,200.00	LF	1.85	2,220.00
1-00-114	4" SCH40 PVC (Mat only-pipe,loc wire,marker)	820.00	LF	4.80	3,936.00
1-00-116	6" SCH40 PVC (Mat only-pipe,loc wire,marker)	60.00	LF	8.55	513.00
1-00-118	8" SCH40 PVC (Mat only-pipe,loc wire,marker)	140.00	LF	13.05	1,827.00
1-00-120	12" SCH40 PVC (Mat only-pipe,loc wire,marker)	140.00	LF	21.60	3,024.00
1-00-122	2" FPL (Mat only-loc wire,marker)(FPL furn pipe)	1,140.00	LF	0.60	684.00
1-00-124	6" FPL (Mat only-loc wire,marker)(FPL furn pipe)	360.00	LF	1.65	594.00
	MOB & GENERAL CONDITIONS TOTAL				59,304.00
1-05-000	SANITARY SEWER				
1-05-080	MANHOLE - 6' TO 8' DEEP	-1.00	EA	7,575.00	-7,575.00
1-05-090	MANHOLE - 8' TO 10' DEEP	1.00	EA	9,040.00	9,040.00
	SANITARY SEWER TOTAL				1,465.00

REASON FOR CHANGE:

Add tree barricade per County, Add Conduit Crossings,
Change MH #2-65 depth due to road grade revision.

Proposed 

For the Contractor

THIS CHANGE ORDER
NET \$ 60,769.00

Accepted _____
For the Engineer

EXISTING CONTRACT
TOTAL \$ 4,732,327.85

Accepted _____
For the Owner

NEW CONTRACT
TOTAL \$ 4,793,096.85

From: [Ryan Hirstein](#)
To: [Michael A. Kennedy \(mike.kennedy@stantec.com\)](#)
Cc: ["Brett Rocklein"; hrussom@nealcommunities.com](#); [Ron White](#); [Rusty Bonyng](#)
Subject: RE: Pre-Con Meeting - Windward NH 2 - PH 2
Date: Thursday, March 21, 2024 2:47:00 PM
Attachments: [_image002.png](#)
[_image004.png](#)
[_image005.png](#)
[_image007.png](#)
[_image010.png](#)

Mike,

We met with Darren from the County. He no longer has concerns as to whether this phase is approved or not so that was good. As for the tree protection, he directed us to install orange fence just outside of our staked silt fence line through the wooded area as shown:



He also said there might be one or two cabbage palm trees that are close to the front silt fence line along Blue Lake and if there are any trees close to the drive connections, he'll want those barricaded as well. We will install this in the next couple of days and email Darren for an inspection as he requested. He will then approve the tree permit and we can then install silt fence.

Ryan Hirstein
Project Manager/Estimator
FREDERICK DERR & COMPANY, INC.
An Employee-Owned Company
P.O. Box 2719
Sarasota, FL 34230
(941) 355-8575 ext. 237
(941) 302-6523 cell

From: Ryan Hirstein
Sent: Wednesday, March 20, 2024 8:51 AM
To: Darren Semones <dsemones@scgov.net>
Cc: Brett Rocklein <brocklein@morrisengineering.net>; Michael A. Kennedy (mike.kennedy@stantec.com) <mike.kennedy@stantec.com>; hrussom@nealcommunities.com; Ron White <ron@frederickderrcompany.com>; Rusty Bonyng <rusty@frederickderrcompany.com>
Subject: RE: Pre-Con Meeting - Windward NH 2 - PH 2

Darren, Ron White and I can meet you tomorrow at 1:00pm.

Brett, Can you make 1:00pm tomorrow?

Ryan Hirstein
Project Manager/Estimator
FREDERICK DERR & COMPANY, INC.
An Employee-Owned Company
P.O. Box 2719
Sarasota, FL 34230
(941) 355-8575 ext. 237
(941) 302-6523 cell

From: Darren Semones <dsemones@scgov.net>
Sent: Wednesday, March 20, 2024 8:44 AM
To: Ryan Hirstein <ryan@frederickderrcompany.com>
Subject: RE: Pre-Con Meeting - Windward NH 2 - PH 2

Time and Material Report

Date: 03/22/2024
Foreman: Jarvis Jr; Lige D
Shift: 1

Job Code: 241134
WINDWARD PHASE 3

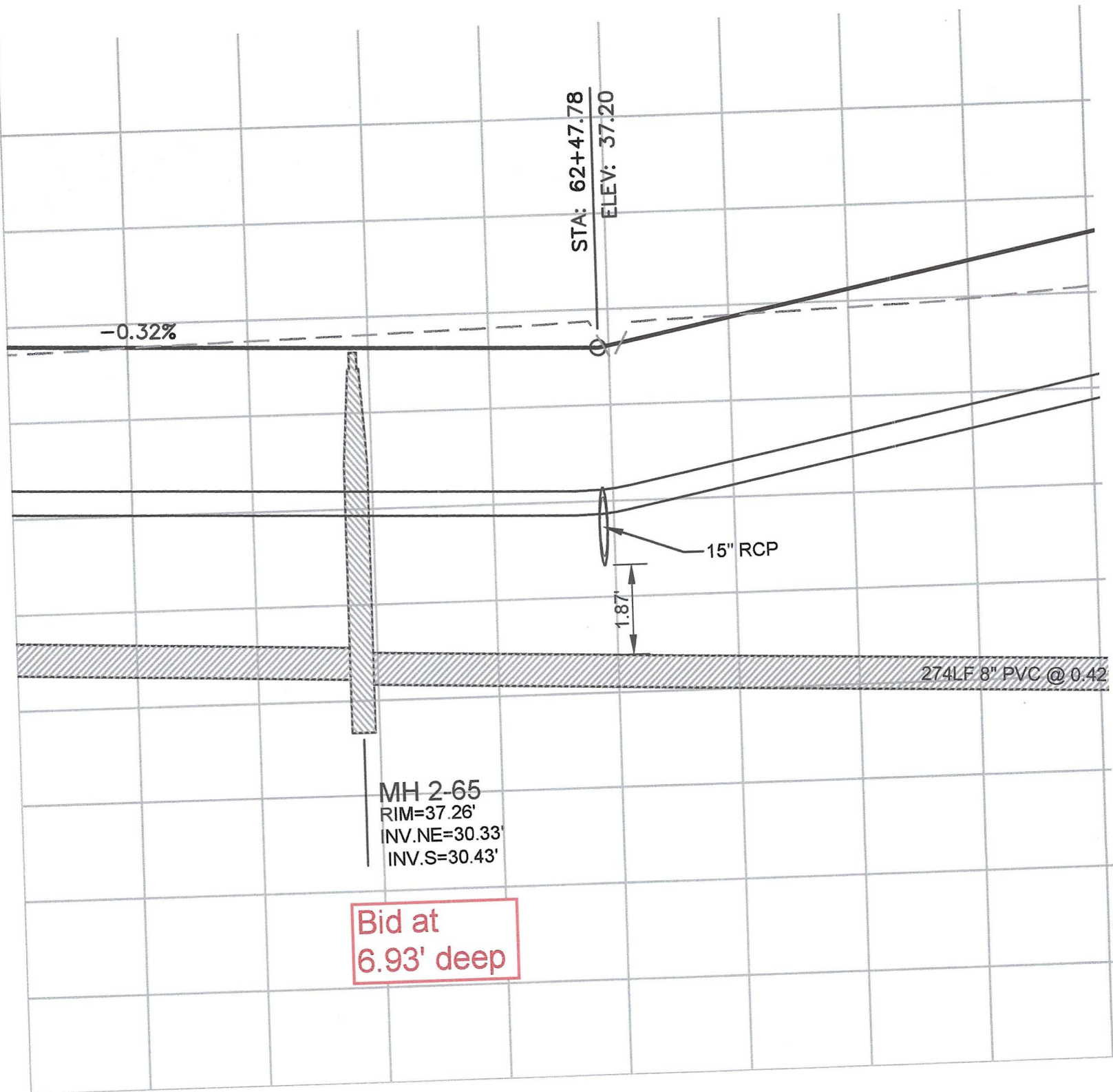
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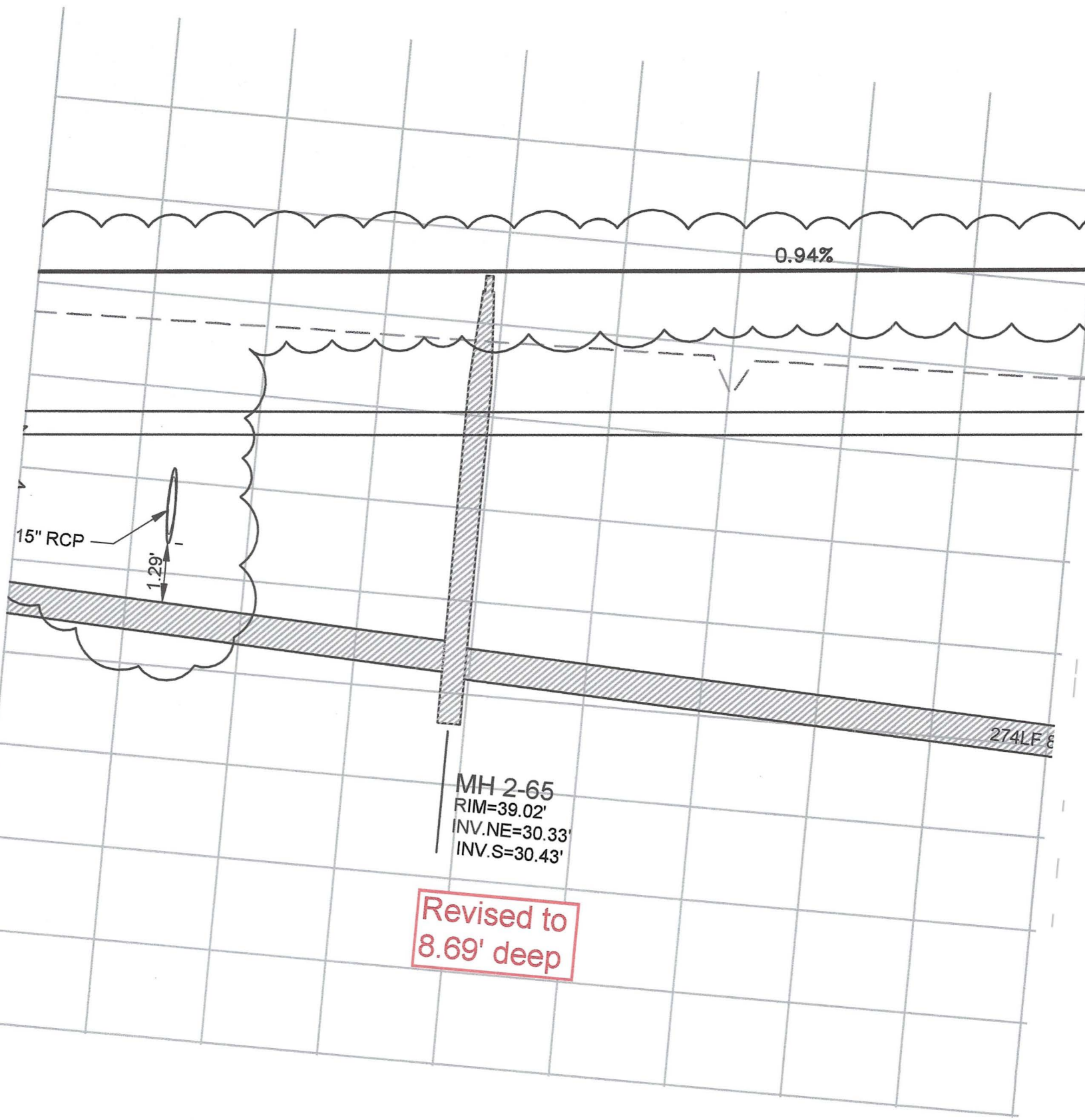
Labor	1st Rate Hrs	2nd Rate Hrs	3rd Rate Hrs	Total Hrs
Earthwork Foreman	8.00	0.00	0.00	8.00
Off Road Truck Operator	14.00	0.00	0.00	14.00
Dirt Hoe Operator	7.00	0.00	0.00	7.00
Dirt Loader/Pan Operator	8.00	0.00	0.00	8.00
			Total:	37.00

Equipment	1st Rate Hrs	2nd Rate Hrs	3rd Rate Hrs	Total Hrs
TKPUE	8.00	0.00	0.00	8.00
			Total:	8.00

Cost Code Note: Put up orange construction fence to protect trees

Approved by 





0.94%

15" RCP

1.29'

274LF 8

MH 2-65
RIM=39.02'
INV.NE=30.33'
INV.S=30.43'

Revised to
8.69' deep

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2024**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 29, 2024**

	General Fund	Special Revenue Fund - Fruitville	Debt Service Fund Series 2020	Debt Service Fund Series 2022	Capital Projects Fund Series 2020	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS							
Cash	\$ 584,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584,666
Investments							
Reserve	-	-	88,879	396,250	-	-	485,129
Prepayment	-	-	393,393	9,795	-	-	403,188
Revenue	-	-	349,515	587,584	-	-	937,099
Construction	-	-	-	-	1,474,456	2,846,869	4,321,325
Due from Developer	-	-	51,953	12,270	-	-	64,223
Due from general fund	-	-	7,642	1,075	-	-	8,717
Due from debt service fund	-	-	4,116	-	-	3,803	7,919
Due from other	575	-	-	-	-	-	575
Deposits	225	-	-	-	-	-	225
Total assets	<u>\$ 585,466</u>	<u>\$ -</u>	<u>\$ 895,498</u>	<u>\$ 1,006,974</u>	<u>\$ 1,474,456</u>	<u>\$ 2,850,672</u>	<u>\$ 6,813,066</u>
LIABILITIES							
Liabilities:							
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,967	\$ 1,967
Retainage payable	-	-	-	-	625,762	65,195	690,957
Due to Developer	-	118,978	-	-	-	-	118,978
Due to debt service fund 2020	7,642	-	-	4,116	-	-	11,758
Due to debt service fund 2022	1,075	-	-	-	-	-	1,075
Due to capital projects fund 2022	-	-	-	3,803	-	-	3,803
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>14,717</u>	<u>118,978</u>	<u>-</u>	<u>7,919</u>	<u>625,762</u>	<u>67,162</u>	<u>834,538</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	-	51,953	12,270	-	-	64,223
Unearned revenue	10,813	-	-	-	-	-	10,813
Total deferred inflows of resources	<u>10,813</u>	<u>-</u>	<u>51,953</u>	<u>12,270</u>	<u>-</u>	<u>-</u>	<u>75,036</u>
FUND BALANCES							
Committed							
Restricted for:							
Debt service	-	-	843,545	986,785	-	-	1,830,330
Capital projects	-	-	-	-	848,694	2,783,510	3,632,204
Assigned							
Three months working capital	146,418	-	-	-	-	-	146,418
Unassigned	413,518	(118,978)	-	-	-	-	294,540
Total fund balances	<u>559,936</u>	<u>(118,978)</u>	<u>843,545</u>	<u>986,785</u>	<u>848,694</u>	<u>2,783,510</u>	<u>5,903,492</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 585,466</u>	<u>\$ -</u>	<u>\$ 895,498</u>	<u>\$ 1,006,974</u>	<u>\$ 1,474,456</u>	<u>\$ 2,850,672</u>	<u>\$ 6,813,066</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 6,565	\$ 210,223	\$ 507,962	41%
Assessment levy: off-roll	73,929	243,415	60,709	401%
Lot closing	-	6,723	-	N/A
Interest and miscellaneous	-	125	500	25%
Total revenues	<u>80,494</u>	<u>460,486</u>	<u>569,171</u>	81%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	4,000	12,800	31%
Management/accounting/recording	4,000	20,000	48,000	42%
Field management	833	4,167	10,000	42%
Debt service fund accounting	458	2,292	5,500	42%
Legal	95	1,955	20,000	10%
Engineering	-	3,195	20,000	16%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	833	2,000	42%
Trustee	-	4,031	6,000	67%
Telephone	16	83	200	42%
Postage	48	215	500	43%
Legal advertising	-	-	2,000	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,590	5,500	102%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	99	3,143	10,583	30%
Total professional & administrative	<u>6,716</u>	<u>49,679</u>	<u>151,173</u>	33%
Field Operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	925	7,625	125,000	6%
Pond maintenance contract	2,387	26,179	50,000	52%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	5,574	25,054	125,000	20%
Irrigation PS maintenance	-	-	5,000	0%
Irrigation pump maintenance	-	-	10,000	0%
Streetlights	-	6,136	18,000	34%
Curb replacement	-	-	5,000	0%
Effluent water supply	5,651	37,923	20,000	190%
Fruitville road cleanup	-	-	30,000	0%
Waterline flushing	-	-	20,000	0%
Total field operations	<u>14,537</u>	<u>102,917</u>	<u>418,000</u>	25%
Total expenditures	<u>21,253</u>	<u>152,596</u>	<u>569,173</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	59,241	307,890	(2)	
Fund balances - beginning	500,695	252,046	241,778	
Assigned				
Three months working capital	-	146,418	146,418	
Unassigned	559,936	413,518	95,358	
Fund balances - ending	<u>\$ 559,936</u>	<u>\$ 559,936</u>	<u>\$ 241,776</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - FRUITVILLE
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(118,978)	(118,978)
Fund balances - ending	\$(118,978)	\$(118,978)

**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 FEBRUARY 29, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 7,759	\$ 248,427	\$ 366,984	68%
Assessment levy: off-roll	26,715	80,146	363,255	22%
Assessment prepayments	153,126	1,334,978	-	N/A
Interest	6,748	29,357	-	N/A
Total revenues	<u>194,348</u>	<u>1,692,908</u>	<u>730,239</u>	232%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	-	120,000	0%
Principal prepayment - S2020A-2	865,000	2,005,000	-	N/A
Principal prepayment - S2020A-3	185,000	205,000	-	N/A
Interest - S2020A-1	-	118,657	237,315	50%
Interest - S2020A-2	9,515	101,145	196,900	51%
Interest - S2020A-3	2,243	85,421	166,355	51%
Total debt service	<u>1,061,758</u>	<u>2,515,223</u>	<u>720,570</u>	349%
Other fees & charges				
Tax collector	116	3,714	7,646	49%
Total other fees & charges	<u>116</u>	<u>3,714</u>	<u>7,646</u>	49%
Total expenditures	<u>1,061,874</u>	<u>2,518,937</u>	<u>728,216</u>	346%
Excess/(deficiency) of revenues over/(under) expenditures	(867,526)	(826,029)	2,023	
Fund balances - beginning	1,711,071	1,669,574	515,880	
Fund balances - ending	<u>\$ 843,545</u>	<u>\$ 843,545</u>	<u>\$ 517,903</u>	

**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 FEBRUARY 29, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,091	\$ 34,947	\$ 553,606	6%
Assessment levy: off-roll	173,033	519,098	264,367	196%
Assessment prepayments	-	277,367	-	N/A
Lot closing	-	9,636	-	N/A
Interest / misc. income	8,598	36,770	-	N/A
Total revenues	<u>182,722</u>	<u>877,818</u>	<u>817,973</u>	107%
EXPENDITURES				
Debt service				
Principal	-	-	265,000	0%
Principal prepayment	1,130,000	1,130,000	-	N/A
Interest	11,345	279,673	555,513	50%
Total debt service	<u>1,141,345</u>	<u>1,409,673</u>	<u>820,513</u>	172%
Other fees & charges				
Tax collector	16	522	11,533	5%
Total other fees & charges	<u>16</u>	<u>522</u>	<u>11,533</u>	5%
Total expenditures	<u>1,141,361</u>	<u>1,410,195</u>	<u>832,046</u>	169%
Excess/(deficiency) of revenues over/(under) expenditures	(958,639)	(532,377)	(14,073)	
Fund balances - beginning	1,945,424	1,519,162	707,811	
Fund balances - ending	<u>\$ 986,785</u>	<u>\$ 986,785</u>	<u>\$ 693,738</u>	

**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 FEBRUARY 29, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6,526	\$ 32,349
Total revenues	6,526	32,349
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	6,526	32,349
Fund balances - beginning	842,168	816,345
Fund balances - ending	\$ 848,694	\$ 848,694

**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 FEBRUARY 29, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 12,879	\$ 63,937
Total revenues	12,879	63,937
EXPENDITURES		
Capital outlay	38,380	67,789
Total expenditures	38,380	67,789
Excess/(deficiency) of revenues over/(under) expenditures	(25,501)	(3,852)
Fund balances - beginning	2,809,011	2,787,362
Fund balances - ending	\$ 2,783,510	\$ 2,783,510

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on March 13, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

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

Also present:

Chuck Adams	District Manager
Mike Kennedy	District Engineer
John McKay	Neal Communities
Pam Curran	Neal Communities
Jim Shier	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. Supervisors Weidemiller, Foster, Blakley and Leinaweaver were present. Supervisor Williams attended via telephone.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of January 31, 2024

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2024.

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On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

FOURTH ORDER OF BUSINESS

Approval of February 14, 2024 Regular Meeting Minutes

On MOTION by Mr. Weidemiller and seconded by Mr. Leinaweaver, with all in favor, the February 14, 2024 Regular Meeting Minutes, as presented, were approved.

FIFTH 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 reported the following:

- Last month, the contract was executed with Frederick Derr & Company, Inc. (FDC), the contractor awarded the Windward Phase 3 contract. Copies were distributed and Mr. Adams will receive his copy via FedEx.
- The Notice to Proceed was issued effective Monday, March 18, 2024.
- The construction entrance will be off Blue Lake Road, to the north.
- Some traffic will be experienced for a short time, in the beginning, as initial equipment is moved in; once the equipment is in place, traffic will be directed to the north entrance.
- Construction is projected to take 300 days; the anticipated date for substantial completion is in mid-December 2024.
- Activity will likely begin next week, including bringing in equipment; some time periods are fairly tight due to the presence of eagle nests.

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

- **NEXT MEETING DATE: April 10, 2024 at 11:00 AM**
- **QUORUM CHECK**

SIXTH ORDER OF BUSINESS

Board Members' Comments/Requests

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There were no Board Members' comments or requests.

SEVENTH ORDER OF BUSINESS

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

Mr. Noakes asked when the Phase 3 plat will be filed. Mr. Kennedy stated he will email the information to Mr. Adams and copy Mr. Noakes.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Foster seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at 11:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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100 _____
101 Secretary/Assistant Secretary

_____ Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Blvd, Sarasota, FL 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	11:00 AM
November 8, 2023	Regular Meeting	11:00 AM
December 13, 2023 CANCELED	Regular Meeting	11:00 AM
January 10, 2024	Regular Meeting	11:00 AM
February 14, 2024	Regular Meeting	11:00 AM
March 13, 2024	Regular Meeting	11:00 AM
April 10, 2024	Regular Meeting	11:00 AM
May 8, 2024	Regular Meeting	11:00 AM
June 12, 2024	Regular Meeting	11:00 AM
July 10, 2024	Regular Meeting	11:00 AM
August 14, 2024	Regular Meeting	11:00 AM
September 11, 2024	Regular Meeting	11:00 AM