

**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 12, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

Present were:

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

Also present, were:

Chuck Adams	District Manager
Ed Vogler	District Counsel
Kimberly Ashton (via telephone)	Vogler Ashton, PLLC
Mike Kennedy	District Engineer
Barry Mazzoni	Field Operations Manager
John Nokes	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:38 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of North County Partnership, LLC, Management Agreement

Mr. Adams presented the North County Partnership, LLC, (NCP) Management Agreement.

Mr. Vogler stated the Agreement is written as a pass-through, meaning that the County will fund the fees for the CDD and the CDD will pass them through to NCP through the Agreement. If those funds are not forthcoming, then there will be nothing to pass through. This item is intended to be net financial neutral to the CDD, which has entered into this Agreement with the County under the law that authorizes local governments to interact with each other through agreements. The County is funding this project.

Mr. Vogler stated this is identical to the Management Agreement the CDD had for the first scope of work.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the North County Partnership, LLC, Management Agreement, was approved.

- **Terminate Cornerstone Irrigation Management Contract & Engage Impact**
This item was an addition to the agenda.

Mr. Adams stated the Master Association cancelled its contract with Cornerstone for irrigation management on the private properties, engaged Impact and asked the CDD to consider doing the same, for continuity and consistency within the community.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, terminating the Cornerstone Irrigation Management Contract and engaging Impact, was approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of August 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2022.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the Unaudited Financial Statements as of August 31, 2022, were accepted.

FIFTH ORDER OF BUSINESS

Approval of September 14, 2022 Regular Meeting Minutes

Mr. Adams presented the September 14, 2022 Regular Meeting Minutes.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the September 14, 2022 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Vogler Ashton, PLLC*

There was nothing further to report.

B. District Engineer: *Stantec*

In response to a Board Member’s question regarding the Jon Hall Contract, Mr. Kennedy stated there was not a resolution. The contract was terminated and Staff has been working with Mr. Mark Evans and Mr. Harry Wilson to engage another contractor, which is challenging because most contractors are inundated with work and contractors are generally reluctant to step in to finish a previous contractor’s work.

Mr. Kennedy stated he recently conferred with Mr. Evans and Mr. Wilson and they found a familiar contractor who is considering taking the project. He suggested authorizing Staff to work with Mr. Evans and Mr. Wilson and others to engage Firethorn to complete the unfinished work.

Mr. Vogler stated Staff recognizes that this may be emergency work and the Board is taking steps to complete the work under that authority. He recommended authorizing the Chair to execute an agreement, with ratification at the next meeting.

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, authorizing Staff to engage Firethorn to complete the Jon Hall contract work, in a not-to-exceed amount of \$700,000, and authorizing the Chair to execute, was approved.

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

• **UPCOMING MEETINGS**

- **November 8, 2022 at 12:00 P.M. [LANDOWNERS MEETING – THE BOARD IS NOT REQUIRED TO ATTEND]**
- **November 9, 2022 at 12:00 P.M. [REGULAR MEETING]**

The meeting start time will be hanged 12:30 p.m., going forward.

○ **QUORUM CHECK**

The next Regular Meeting will be held on November 9, 2022.

SEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Member’s comments or requests.

EIGHTH ORDER OF BUSINESS

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

Mr. John Nokes asked if the contractor is responsible for all landscaping in Areas 2A and 2B. Mr. Adams stated the CDD does not maintain landscaping; the Association is responsible for that and the CDD is responsible for stormwater and the irrigation supply system.

Mr. Nokes stated he submitted a public information request and there was no response.

Mr. Adams stated he was impacted by Hurricane Ian but, to answer Mr. Nokes’ question, there is no agreement but there are recitals within the Declarations and Covenants that outline who is doing what between the CDD and the Master Association. He recommended reading the dedications on the plat. Asked how an expansion to the CDD boundaries would be financed, Mr. Adams stated the petitioner usually funds it.

Mr. Adams will provide the Engineer’s Report to Mr. Nokes.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the meeting adjourned at 12:54 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair