

**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 November 9, 2022, at 12:30 p.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

**Present were:**

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

**Also present, were:**

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
Mike Kennedy	District Engineer
John Nokes	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 12:30 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident John Nokes asked why the wetland maintenance monitoring and irrigation pump maintenance contracts overran.

Mr. Adams stated it was a partial year and the contracts were not budgeted properly as a few phases came on sooner than anticipated; there are significant adjustments in the appropriation levels in the Fiscal Year 2023 budget.

A Board Member stated that there were numerous reasons for the overruns; repairs were included in the irrigation line item that were not part of the normal maintenance contract

and, mainly, good faith estimates were used at the time the Fiscal Year 2022 budget was formulated.

Discussion ensued regarding the increase in revenue, Developer funding adjustments, governmental accounting standards and adding extra reserves to address additional accruals after September 30<sup>th</sup>.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)***

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Pete Williams, Mr. Dale Weidemiller and Mr. John Blakely. As incumbents, all Supervisors were familiar with the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams recapped the results of the Landowners’ Election and presented Resolution 2023-01.

Seat 3	Dale Weidemiller	104 votes	2-year term
Seat 4	Pete Williams	300 votes	4-year term
Seat 5	John Blakely	300 votes	4-year term

**On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date**

Mr. Adams presented resolution 2023-02. Mr. Williams nominated the following slate of officers:

- |                  |                     |
|------------------|---------------------|
| Pete Williams    | Chair               |
| Sandy Foster     | Vice Chair          |
| Chuck Adams      | Secretary           |
| Dale Weidemiller | Assistant Secretary |
| John Blakely     | Assistant Secretary |
| John Leinaweaver | Assistant Secretary |
| Craig Wrathell   | Assistant Secretary |

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Williams and seconded by Mr. Blakely, with all in favor, Resolution 2023-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Amendment to Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch Community Development District for the Design and Engineering of Fruitville**

**Road Widening from Debrecen Road to Lorraine Road**

Mr. Adams presented the Amendment to Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch CDD for the Design and Engineering of Fruitville Road Widening from Debrecen Road to Lorraine Road.

Mr. Kennedy stated the document allows Staff to bill 90% to the CDD, bid to the County and the County will reimburse the CDD. In response to a Board Member’s question, Mr. Kennedy confirmed that the CDD is not impacting the actual cost of the project and the dollar figure remains unchanged.

**On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the Amendment to Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch Community Development District for the Design and Engineering of Fruitville Road Widening from Debrecen Road to Lorraine Road, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date**

Mr. Adams presented resolution 2023-03.

**On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, Resolution 2023-03, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of the Unaudited Financial Statements as of September 30, 2022**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2022.

**On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the Unaudited Financial Statements as of September 30, 2022, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of October 12, 2022 Regular Meeting Minutes**

Mr. Adams presented the October 12, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the October 12, 2022 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

**B. District Engineer: *Stantec***

Mr. Kennedy stated that he forwarded an email yesterday regarding the utility invoices.

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

- **NEXT MEETING DATE: December 14, 2022 at 12:30 P.M.**
  - **QUORUM CHECK**

Mr. Adams discussed possibly changing the meeting time from 12:30 p.m., to 11:30 a.m., going forward.

**On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, changing the meeting time from 12:30 p.m., to 11:30 a.m., going forward, was approved.**

The next meeting will be held on December 14, 2022 at 11:30 a.m.

Mr. Kennedy stated that the Effluent Agreement for irrigation with the County is executed and recorded by the County. Staff will meet with County officials next week to get it

activated and, once activated, Management will start receiving invoices from the County for the effluent water, which is budgeted.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

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

Mr. Nokes voiced his opinion that the murky lake that has been the topic of previous discussions has several other issues.

A Board Member stated that the lake was cleaned and the contractor emailed a report indicating that the lake is harvesting algae, which can be managed.

Mr. Nokes expressed confusion about Phase 2 and asked who is responsible for the repair and maintenance of items that were installed as part of the Jonathan Hall contract and who is in charge of the operations and maintenance (O&M) of the ponds if the CDD has not accepted the work.

Mr. Adams stated it is typically run through development until it is turned over to the CDD.

Discussion ensued regarding the Developer, CDD, responsibility for maintenance of ongoing construction, Jonathan Hall defaulting on the Agreement, the SOLitude contract and the streetlights.

In response to a request, Mr. Adams will email the Martinique plat to Mr. Nokes.

Mr. Blakely voiced his opinion that the number/volume of requests and meeting notifications from Management's office is dizzying and that there are too many individuals to respond to. Mr. Adams will have the Admin Department streamline the processes.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Blakely and seconded by Mr. Leinaweaver, with all in favor,  
the meeting adjourned at 12:53 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPFALI  
Secretary/Assistant Secretary

Ben  
Chair/Vice Chair