

**WINDWARD AT
LAKEWOOD
RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

December 14, 2022

**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

December 7, 2022

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 December 14, 2022 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 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 Change Order No. 3 Under Specific Authorization No. 4 [Windward Phase 2 Bidding Services]
4. Acceptance of Unaudited Financial Statements as of October 31, 2022
5. Approval of Minutes
 - A. November 8, 2022 Landowners' Meeting
 - B. November 9, 2022 Regular Meeting
6. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *Stantec*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 11, 2023 at 11:30 AM
 - 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 BLAKELY	<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



Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

November 22, 2022

Via: E-Mail (adamsc@whhassociates.com)

File: 215616044

Windward at Lakewood Ranch Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Bonita Springs, FL 33431

Attn: **Mr. Chesley (Chuck) E. Adams, Jr.**
District Manager

Reference: **Change Order No. 3 Under Specific Authorization No. 4**
Windward Phase 2 Bidding Services

Dear Ms. Carvalho:

Due to ongoing project needs and changes. Stantec is requesting approval to proceed with the additional professional services as follows:

Existing Task 250 – Limited Construction Phase Services

Stantec is requesting an increase in the budget for ongoing Bidding and Construction Phase Services requirements due to construction schedule extension.

* Time and Material (T/M) estimates are based upon past experience, but the actual fee may be more or less due to factors outside of Stantec's control. In addition, movement of budget between tasks is allowed as long as fees are not exceeded without prior consent from the Client.

S.A. Contract to Date	\$ 47,500
Increase this Change Order	\$ <u>7,500</u>
New Contract Sum	\$ 55,000



CO 3 to SA 4
Windward @ LWR CDD
Windward Phase 2 Bidding Services
Page 2 of 2

Stantec Consulting Services Inc.

Windward at Lakewood Ranch Community
Development c/o Wrathell, Hunt and
Associates, LLC

6920 Professional Parkway East

2300 Glades Road

Sarasota, FL 34240

Boca Raton, FL 33431

Michael A Kennedy
By

By

November 29, 2022
Date

Date

Kyle A Willett
By

November 29, 2022
Date



SCHEDULE OF FEES

Effective January 1, 2023

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 111.00
Level 4	\$ 122.00
Level 5	\$ 139.00
Level 6	\$ 143.00
Level 7	\$ 152.00
Level 8	\$ 162.00
Level 9	\$ 168.00
Level 10	\$ 173.00
Level 11	\$ 189.00
Level 12	\$ 198.00
Level 13	\$ 209.00
Level 14	\$ 219.00
Level 15	\$ 232.00
Level 16	\$ 256.00
Level 17	\$ 265.00
Level 18	\$ 270.00
Level 19	\$ 281.00
Level 20	\$ 291.00
Level 21	\$ 309.00
1 Person Field Crew	\$ 145.00
2 Person Field Crew	\$ 200.00
3 Person Field Crew	\$ 255.00
4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	General Fund	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	\$ 6,816	\$ -	\$ -	\$ -	\$ -	\$ 6,816
Investments						
Reserve	-	88,879	418,294	-	-	507,173
Interest	-	-	287,594	-	-	287,594
Prepayment	-	391,566	-	-	-	391,566
Revenue	-	334,556	-	-	-	334,556
Construction	-	-	-	3,317,211	3,486,040	6,803,251
Capitalized Interest	-	-	19	-	-	19
Due from Developer	7,017	-	-	-	-	7,017
Deposits	25	-	-	-	-	25
Total assets	<u>\$ 13,858</u>	<u>\$ 815,001</u>	<u>\$ 705,907</u>	<u>\$ 3,317,211</u>	<u>\$ 3,486,040</u>	<u>\$ 8,338,017</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 27,025	\$ -	\$ -	\$ -	\$ -	\$ 27,025
Contracts payable	-	-	-	-	1,495	1,495
Retainage payable	-	-	-	625,762	65,195	690,957
Developer advance	6,000	-	-	-	-	6,000
Total liabilities	<u>33,025</u>	<u>-</u>	<u>-</u>	<u>625,762</u>	<u>66,690</u>	<u>725,477</u>
FUND BALANCES						
Restricted for:						
Debt service	-	815,001	705,907	-	-	1,520,908
Capital projects	-	-	-	2,691,449	3,419,350	6,110,799
Unassigned	(19,167)	-	-	-	-	(19,167)
Total fund balances	<u>(19,167)</u>	<u>815,001</u>	<u>705,907</u>	<u>2,691,449</u>	<u>3,419,350</u>	<u>7,612,540</u>
Total liabilities and fund balances	<u>\$ 13,858</u>	<u>\$ 815,001</u>	<u>\$ 705,907</u>	<u>\$ 3,317,211</u>	<u>\$ 3,486,040</u>	<u>\$ 8,338,017</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 614,988	0%
Assessment levy: off-roll	-	-	140,412	0%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>-</u>	<u>755,900</u>	<u>0%</u>
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	1,000	12,800	8%
Management/accounting/recording	4,000	4,000	48,000	8%
Field management	-	-	10,000	0%
Debt service fund accounting	-	-	5,500	0%
Legal	-	-	20,000	0%
Engineering	-	-	20,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	167	2,000	8%
Trustee	-	-	6,000	0%
Telephone	16	16	200	8%
Postage	-	-	500	0%
Legal advertising	-	-	2,000	0%
Annual special district fee	175	175	175	100%
Insurance	5,375	5,375	5,500	98%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	-	-	12,812	0%
Total professional & administrative	<u>10,733</u>	<u>10,733</u>	<u>153,402</u>	<u>7%</u>
Field Operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	-	-	110,000	0%
Pond maintenance contract	129	129	40,000	0%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	3,526	3,526	210,000	2%
Irrigation PS maintenance	-	-	5,000	0%
Irrigation pump maintenance	-	-	10,000	0%
Streetlights	-	-	18,000	0%
Curb replacement	-	-	5,000	0%
Effluent water supply	8	8	20,000	0%
Fruitville road cleanup	-	-	2,500	0%
Waterline flushing	3,196	3,196	-	N/A
Total field operations	<u>6,859</u>	<u>6,859</u>	<u>430,500</u>	<u>2%</u>
Total expenditures	<u>17,592</u>	<u>17,592</u>	<u>583,902</u>	<u>3%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(17,592)	(17,592)	171,998	
Fund balances - beginning	(1,575)	(1,575)	3,633	
Unassigned	(19,167)	(19,167)	175,631	
Fund balances - ending	<u>\$ (19,167)</u>	<u>\$ (19,167)</u>	<u>\$ 175,631</u>	

**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 OCTOBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 366,984	0%
Assessment levy: off-roll	-	-	421,995	0%
Assessment prepayments	127,833	127,833	-	N/A
Interest	3	3	-	N/A
Lot closing	1,695	1,695	-	N/A
Total revenues	<u>129,531</u>	<u>129,531</u>	<u>788,979</u>	16%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	-	115,000	0%
Interest - S2020A-1	-	-	240,765	0%
Interest - S2020A-2	-	-	255,640	0%
Interest - S2020A-3	-	-	166,355	0%
Total debt service	<u>-</u>	<u>-</u>	<u>777,760</u>	0%
Other fees & charges				
Tax collector	-	-	7,646	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>7,646</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>785,406</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	129,531	129,531	3,573	
Fund balances - beginning	685,470	685,470	415,808	
Fund balances - ending	<u>\$ 815,001</u>	<u>\$ 815,001</u>	<u>\$ 419,381</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 OCTOBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 470,510	0%
Assessment levy: off-roll	-	-	373,429	0%
Interest / misc. income	3	3	-	N/A
Total revenues	<u>3</u>	<u>3</u>	<u>843,939</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	265,000	0%
Interest	-	-	575,188	0%
Total debt service	<u>-</u>	<u>-</u>	<u>840,188</u>	0%
Other fees & charges				
Tax collector	-	-	9,802	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>9,802</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>849,990</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	3	3	(6,051)	
Fund balances - beginning	<u>705,904</u>	<u>705,904</u>	<u>757,367</u>	
Fund balances - ending	<u><u>\$ 705,907</u></u>	<u><u>\$ 705,907</u></u>	<u><u>\$ 751,316</u></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 OCTOBER 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 13
Total revenues	13	13
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	13	13
Fund balances - beginning	2,691,436	2,691,436
Fund balances - ending	\$ 2,691,449	\$ 2,691,449

**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 OCTOBER 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 15	\$ 15
Total revenues	15	15
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	15	15
Fund balances - beginning	3,419,335	3,419,335
Fund balances - ending	\$ 3,419,350	\$ 3,419,350

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES A

DRAFT

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

A Landowners' Meeting of the Windward at Lakewood Ranch Community Development District was held on November 8, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

Present were:

Chuck Adams	District Manager
John McKay	Landowner Representative
Pam Curran	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:00 p.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

All in attendance agreed to Mr. Adams serving as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 3, 4 & 5]

A. Nominations

The following nominations were made:

Seat 3	Dale Weidemiller
Seat 4	Pete Williams
Seat 5	John Blakely

36 No other nominations were made.

37 **B. Casting of Ballots**

38 • **Determine Number of Voting Units Represented**

39 A total of 704 voting units were represented.

40 • **Determine Number of Voting Units Assigned by Proxy**

41 All 704 voting units were assigned by proxy to Mr. McKay by Neal Communities of
42 Southwest Florida LLC.

43 The following votes were cast:

44	Seat 3	Dale Weidemiller	104 votes
45	Seat 4	Pete Williams	300 votes
46	Seat 5	John Blakely	300 votes

47 **C. Ballot Tabulation and Results**

48 Mr. Adams reported the ballot tabulation, results and term lengths, as follows:

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

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53 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

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55 There were no Landowners' questions or comments.

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57 **SIXTH ORDER OF BUSINESS**

Adjournment

58

59 There being nothing further to discuss, the meeting adjourned at 12:02 p.m.

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64 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES B

DRAFT

**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

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

41 Discussion ensued regarding the increase in revenue, Developer funding adjustments,
42 governmental accounting standards and adding extra reserves to address additional accruals
43 after September 30th.

44

45 **THIRD ORDER OF BUSINESS**

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

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

52 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

53 **B. Membership, Obligations and Responsibilities**

54 **C. Financial Disclosure Forms**

55 **I. Form 1: Statement of Financial Interests**

56 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

57 **III. Form 1F: Final Statement of Financial Interests**

58 **D. Form 8B: Memorandum of Voting Conflict**

59

60 **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**

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67 Mr. Adams recapped the results of the Landowners’ Election and presented Resolution
68 2023-01.

69 Seat 3 Dale Weidemiller 104 votes 2-year term

70 Seat 4 Pete Williams 300 votes 4-year term

71 Seat 5 John Blakely 300 votes 4-year term

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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

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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.

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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

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

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184 **ELEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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186 There were no Board Members' comments or requests.

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188 **TWELFTH ORDER OF BUSINESS** **Public Comments: Non-Agenda Items**
189 **(limited to 3 minutes per individual)**

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

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

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

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

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

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

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

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209 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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**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]

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Secretary/Assistant Secretary

Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WINWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	12:00 PM
November 8, 2022	Landowners' Meeting	12:00 PM
November 9, 2022	Regular Meeting	12:30 PM
December 14, 2022	Regular Meeting	11:30 AM
January 11, 2023	Regular Meeting	11:30 AM
February 8, 2023	Regular Meeting	11:30 AM
March 8, 2023	Regular Meeting	11:30 AM
April 12, 2023	Regular Meeting	11:30 AM
May 10, 2023	Regular Meeting	11:30 AM
June 14, 2023	Regular Meeting	11:30 AM
July 12, 2023	Regular Meeting	11:30 AM
August 9, 2023	Regular Meeting	11:30 AM
September 13, 2023	Regular Meeting	11:30 AM