

**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 February 8, 2023, at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

Present were:

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

Also present, were:

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
John Noakes (via telephone)	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:30 a.m. Supervisors Leinaweaver, Foster, Weidemiller and Blakely were present. Supervisor Williams added 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 December 31, 2022

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

On MOTION by Mr. Weidemiller and seconded by Mr. Blakely, with all in favor, the Unaudited Financial Statements as of December 31, 2022, were accepted.

FOURTH ORDER OF BUSINESS

Approval of January 11, 2023 Regular Meeting Minutes

Mr. Adams presented the January 11, 2023 Regular Meeting Minutes.

On MOTION by Ms. Foster and seconded by Mr. Blakely, with all in favor, the January 11, 2023 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*

There was no report.

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

- **NEXT MEETING DATE: March 8, 2023 at 11:30 AM**

- **QUORUM CHECK**

The next meeting will be held on March 8, 2023.

SIXTH ORDER OF BUSINESS

Board Members' Comments/Requests

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 if the CDD can do anything about the construction debris in the retention ponds. Mr. Adams will have the contractor clear the debris.

Mr. Noakes noted a rumor that the Martinique property will become an apartment complex and asked if that will affect CDD funding and how assessments are calculated. Mr.

Adams stated that project will not affect the CDD’s funding and/or assessments. Mr. Vogler stated that Martinique was not originally in the CDD when the CDD was formed but it was subsequently added. The assessments for that part are off-roll at this time. Mr. Noakes asked if the common area amenities, like the pools, will be affected. Mr. Adams stated that is a question for the HOA, as the pools, etc., are not CDD assets. Mr. Vogler stated the CDD does not have a maintenance obligation for amenities like the pool, clubhouse, etc., because they are not CDD assets so no portion of the CDD assessments can be applied to those amenities; those will be funded through the HOA. CDD assessments are separate from HOA fees. Mr. Adams stated that the Martinique Landowners/property owners are being assessed appropriately for maintenance of CDD improvements, such as water, irrigation, stormwater management, etc.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Foster and seconded by Mr. Blakely, with all in favor, the meeting adjourned at 11:38 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair