

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

Present were:

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

Also present, were:

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
Mike Kennedy	District Engineer
Pam Curran	Neal Communities
John Noakes	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:36 a.m. Supervisors Leinaweaver, Foster, Williams and Blakley were present. Supervisor Weidemiller attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident John Noakes asked if all final asphaltting is completed in Phase 1; he noted that in some places there is a 1" grate elevation. Mr. Adams stated if that is the case it is not final. Work by Jon M. Hall Company, LLC will be discussed later in the meeting.

- **DEME Construction LLC Work Estimate #2023-011**

This item was an addition to the agenda.

Mr. Kennedy presented DEME Construction, LLC Work Estimate #2023-011 for removal and replacement of asphalt and related work. More research will be conducted to determine to what extent the amount might be recoverable; some items might be under warranty. Funds are available in the Phase 1 A-3 bond issue for work in any of the units. Due to the lawsuit, Jon M. Hall Company, LLC will not be performing warranty work and funds will be recovered if possible.

It was noted that Neal Communities needs to be informed about the use of bond funds.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, DEME Construction, LLC Work Estimate #2023-011, in the amount of \$117,307.80, was approved.

THIRD ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of January 31, 2023

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Unaudited Financial Statements as of January 31, 2023, were accepted.

FOURTH ORDER OF BUSINESS

Approval of February 8, 2023 Regular Meeting Minutes

The following change was made:

Lines 21, 70, 72 and 76: Change “Nix” to “Noakes”

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the February 8, 2023 Regular Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Vogler Ashton, PLLC*

A Board Member asked Mr. Vogler if he is in agreement with the work authorized and if he believes that is the proper channel. Mr. Vogler stated he is in agreement; the work needs to

be completed and he defers to the District Engineer in that regard. It becomes an accounting question as some retainage is believed to be available and the Developer has some reimbursements. While he does not understand all the microanalysis of the accounting, he is confident that the work must be completed.

Mr. Adams stated, while the totals are not broken out, the 2020 Project has \$625,000 in Retainage and the 2022 Project has \$65,000.

B. District Engineer: *Stantec*

There was no report.

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

- **NEXT MEETING DATE: April 12, 2023 at 11:30 AM**
 - **QUORUM CHECK**

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 Phases 2A and 2B are still open. A Board Member replied affirmatively. Mr. Noakes stated many people use Windward Road and Laceleaf Lane as a shortcut to the Sarasota Classical Academy and asked if those are mandatory public roads. Mr. Kennedy replied affirmatively; the road is public, up to the gate, and private inside the gate.

Discussion ensued regarding the gates, which are open during sales and construction and cannot be closed right now due to roadway construction.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:49 a.m.

COPELAND
Secretary/Assistant Secretary

[Signature]
Chair/Vice Chair