

**WINDWARD AT
LAKEWOOD
RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

September 13, 2023

**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

September 6, 2023

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 September 13, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., First Floor Construction Conference Room, Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*limited to 3 minutes per individual*)
3. Update: Contractor Prequalification
4. Acceptance of Unaudited Financial Statements as of July 31, 2023
5. Approval of August 9, 2023 Public Hearing and Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *Stantec*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 11, 2023 at 11:00 AM

○ QUORUM CHECK

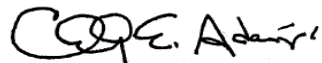
SEAT 1	JOHN LEINAWEAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SANDY FOSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> 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 BLAKLEY	<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**

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**WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
2023 Prequalified Contractors**

CONTRACTOR	CATEGORIES						RECOMMENDED LIMITS	
	Excavation/Earthwork	Road Paving	Sewer, Water, Drainage & Reuse	Landscape	Irrigation	Street Lighting	Single Project Limit	Aggregate Project Limit
Burgess Civil, LLC	√	√	√				\$ 10,000,000	\$ 30,000,000
Deme Construction LLC	√	√	√				\$ 10,000,000	\$ 20,000,000
Firethorne, Inc.	√	√	√				\$ 14,200,000	\$ 28,400,000
Frederick Derr & Company, Inc.	√	√	√		√	√	\$ 20,000,000	\$ 40,000,000
Forsberg Construction	√	√	√				\$ 40,000,000	\$ 70,000,000
H & J Contracting, Inc.	√	√	√				\$ 30,000,000	\$ 150,000,000
Irrigation Design Associates					√		\$ 1,000,000	\$ 2,000,000
Mike Armstrong Landscaping, Inc.				√	√		\$ 2,000,000	\$ 3,000,000
MSB Services, LLC						√	\$ 10,000,000	\$ 20,000,000
Quality Enterprises USA, Inc.	√	√	√				\$ 75,000,000	\$ 150,000,000
RIPA & Associates, Inc.	√	√	√				\$ 50,000,000	\$ 250,000,000
Woodruff & Sons, Inc.	√	√	√	√		√	\$ 100,000,000	\$ 200,000,000

**WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
2023 Prequalified Contractors**

CONTRACTOR	INFORMATION PROVIDED			CATEGORIES (as requested by contractor)						CALCULATED		BONDING LIMIT	
	Bonding Limit Letter	Certificate of Insurance	Letter of Recommendation	Excavation/Earthwork	Road Paving	Sewer, Water, Drainage & Reuse	Landscape	Irrigation	Street Lighting	Single Project Limit	Aggregate Project Limit	Single Project Limit	Aggregate Project Limit
Burgess Civil, LLC	Y	Y	Y	√	√	√				\$ 5,500,000	\$ 13,800,000	\$ 10,000,000	\$ 30,000,000
Deme Construction LLC	Y	Y	Y	√	√	√				\$ 15,354,046	\$ 20,000,000	\$ 10,000,000	\$ 20,000,000
Firethorn, Inc.	Y	Y	Y	√	√	√				\$ 14,200,000	\$ 28,400,000	\$ 20,000,000	\$ 40,000,000
Frederick Derr & Company, Inc.	Y	Y	Y	√	√	√		√	√	\$ 9,400,000	\$ 18,800,000	\$ 20,000,000	\$ 40,000,000
Forsberg Construction	Y	Y	Y	√	√	√				\$ 29,300,000	\$ 52,100,000	\$ 40,000,000	\$ 70,000,000
H&J Contacting, Inc.	Y	Y	Y	√	√	√				\$ 33,600,000	\$ 67,200,000	\$ 30,000,000	\$ 150,000,000
Irrigation Design Associates	Y	Y	Y					√		\$ 1,500,000	\$ 3,700,000	\$ 1,000,000	\$ 2,000,000
Mike Armstrong Landscaping, Inc.	Y	Y	Y				√	√		\$ 2,000,000	\$ 5,000,000	\$ 2,000,000	\$ 3,000,000
MSB Services, LLC	Y	Y	Y						√	\$ 4,900,000	\$ 9,800,000	\$ 10,000,000	\$ 20,000,000
Quality Enterprises USA, Inc.	Y	Y	Y	√	√	√				\$ 21,800,000	\$ 43,600,000	\$ 75,000,000	\$ 150,000,000
RIPA & Associates, Inc.	Y	Y	Y	√	√	√				\$ 31,800,000	\$ 37,400,000	\$ 50,000,000	\$ 250,000,000
Woodruff & Sons, Inc.	Y	Y	Y	√	√	√	√		√	\$ 19,900,000	\$ 42,100,000	\$ 100,000,000	\$ 200,000,000

**WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
2023 Prequalified Contractors**

LWRSC APPROVED CONTRACTORS	ADDRESS	1ST CONTACT	EMAIL	PHONE	2ND CONTACT	EMAIL
Burgess Civil, LLC	7618 Professional Place, Tampa, FL 33637	Benjamin Burgess Owner/ President	bburgess@burgesscivil.com	813-906-1352	Carrie Pipes Operations Mgr/ Project Coord	cpipes@burgesscivil.com
Deme Construction LLC	3301 Whitefield Avenue Sarasota, FL 34243	Kevin Fulcher President	kfulcher1@demesite.com	941-755-5900	Alex Deme, Vice President	alex@demesite.com
Firethorn, Inc.	845 South Kings Fort Pierce, FL 34945	Ryan Schwarz, Co- Owner	ryan@firethornbuilt.com	591-529-7145	James Thomas, Co- Owner	james@firethornbuilt.com
Frederick Derr & Company, Inc.	Mailing: PO Box 2719 Sarasota, FL 34230- 2719 1451 Myrtle Street Sarasota,	Roland L. Carter Chief Estimator	gator@frederickderrcompany.com	941-355-8575	Keith Ravazzoli President	keith@frederickderrcompany.com
Forsberg Construction	645 Charlotte Street, Punta Gorda, FL 33950	Gregg V. Marsh, Vice President	gregg@forsbergconstruction.com	941-637-8500	Bruce L. Wendorf, President	bruce@forsbergconstruction.com
H & J Contracting, Inc.	3160 Fairlane Farms Road Wellington, FL 33414	Howell V. Long III, Chief Estimator	hvlong@hjcontracting.com ; estimating@hjcontracting.com	561-791-1953 Cell: 561-371-1135	Jeremy Rury, Vice President Patrick Brace	jeremy@hjcontracting.com ; pbrace@hjcontracting.com
Irrigation Design Associates (IDA)	6175 Palmer Blvd. Sarasota, FL 34240	Laura Raines, Vice President	lraines@ida-fl.com	941-927-1279	Gary Marsh, President	gmarsh@ida-fl.com
Mike Armstrong Landscaping, Inc.	8475 69th Street East, Palmetto, FL 34221	Mike Armstrong, President	mikearmstronglandscaping@yahoo.com	941-7761076	Mike Armstrong, Jr., Vice President	
MSB Services, LLC	3204 Lena Road, Bradenton, FL 34211	Michael Delagarza, Manager	michael@msbservicesllc.com	941-747-7100	Melissa Strayer, Office Manager	missy@msbservicesllc.com
Quality Enterprises USA, Inc.	3494 Shearwater Street Naples, FL 34117	Louis J. Gaudio Vice President	lgaudio@qeusa.com	239-435-7200/ 239- 207-0660	Allison B. Murrell CFO Assit Secretary	
RIPA & Associates, Inc.	1409 Tech Blvd, Ste 1, Tampa, FL 33619-7843	Chris LaFace, President/ CEO	claface@ripaconstruction.com	813-623-6777	Adrian Galloway, Chief Estimator	agalloway@ripaconstruction.com
Woodruff & Sons, Inc.	6450 31st Street East, Bradenton, FL 34282 Mailing: PO Box 10127, Bradenton, FL 34282- 0127	Donald Woodruff, President	donw@woodruffandsons.com ; denisem@woodruffandsons.com	941-756-1871	Dennis Holt, Senior Estimator	dennish@woodruffandsons.com

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Special Revenue Fund - Fruitville	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	\$ 379,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,508
Investments							
Reserve	-	-	88,879	410,381	-	-	499,260
Prepayment	-	-	940,766	744,638	-	-	1,685,404
Revenue	-	-	138,477	281,765	-	-	420,242
Construction	-	-	-	-	1,433,348	2,838,517	4,271,865
Due from Developer	-	-	14,960	-	414,000	-	428,960
Due from debt service fund	1,715	-	4,116	-	-	-	5,831
Due from other	-	-	-	-	-	3,803	3,803
Deposits	25	-	-	-	-	-	25
Total assets	<u>\$ 381,248</u>	<u>\$ -</u>	<u>\$ 1,187,198</u>	<u>\$ 1,436,784</u>	<u>\$ 1,847,348</u>	<u>\$ 2,842,320</u>	<u>\$ 7,694,898</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Contracts payable	-	-	-	-	-	2,810	2,810
Retainage payable	-	-	-	-	625,762	65,195	690,957
Due to Developer	-	101,861	-	-	-	-	101,861
Due to general fund	-	-	1,292	423	-	-	1,715
Due to debt service fund 2020	-	-	-	4,116	-	-	4,116
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>7,000</u>	<u>101,861</u>	<u>1,292</u>	<u>4,539</u>	<u>625,762</u>	<u>68,005</u>	<u>808,459</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	-	14,960	-	-	-	14,960
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>14,960</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,960</u>
FUND BALANCES							
Restricted for:							
Debt service	-	-	1,170,946	1,432,245	-	-	2,603,191
Capital projects	-	-	-	-	1,221,586	2,774,315	3,995,901
Unassigned	374,248	(101,861)	-	-	-	-	272,387
Total fund balances	<u>374,248</u>	<u>(101,861)</u>	<u>1,170,946</u>	<u>1,432,245</u>	<u>1,221,586</u>	<u>2,774,315</u>	<u>6,871,479</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 381,248</u>	<u>\$ -</u>	<u>\$ 1,187,198</u>	<u>\$ 1,436,784</u>	<u>\$ 1,847,348</u>	<u>\$ 2,842,320</u>	<u>\$ 7,694,898</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 99,246	\$ 614,988	16%
Assessment levy: off-roll	-	645,029	140,412	459%
Lot closing	-	1,163	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>745,438</u>	<u>755,900</u>	<u>99%</u>
EXPENDITURES				
Professional & administrative				
Supervisors	800	8,400	12,800	66%
Management/accounting/recording	4,000	40,000	48,000	83%
Field management	833	8,333	10,000	83%
Debt service fund accounting	458	4,583	5,500	83%
Legal	1,567	6,378	20,000	32%
Engineering	2,248	6,074	20,000	30%
Audit	6,000	6,000	5,000	120%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,667	2,000	83%
Trustee	4,031	8,062	6,000	134%
Telephone	17	167	200	84%
Postage	80	296	500	59%
Legal advertising	-	1,672	2,000	84%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	705	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	-	1,486	12,812	12%
Total professional & administrative	<u>20,906</u>	<u>99,373</u>	<u>153,402</u>	<u>65%</u>
Field Operations				
Wetland monitoring contract	16,225	95,025	110,000	86%
Pond maintenance contract	2,383	22,947	40,000	57%
Pond maintenance	-	525	5,000	11%
Irrigation system maintenance	5,303	73,191	210,000	35%
Irrigation pump maintenance	-	6,954	10,000	70%
Streetlights	3,070	15,098	18,000	84%
Effluent water supply	1,328	10,074	20,000	50%
Waterline flushing	2,647	32,648	-	N/A
Hurricane/storm cleanup	-	12,100	-	N/A
Total field operations	<u>30,956</u>	<u>268,562</u>	<u>430,500</u>	<u>62%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(51,862)	377,503	171,998	
Fund balances - beginning	426,109	(3,255)	3,633	
Unassigned	374,247	374,248	175,631	
Fund balances - ending	<u>\$ 374,247</u>	<u>\$ 374,248</u>	<u>\$ 175,631</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - FRUITVILLE
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date
REVENUES		
County reimbursements	\$ -	\$ 792,084
Total revenues	-	792,084
EXPENDITURES		
Professional & administrative		
Management	6,742	82,774
Engineering	143,550	327,171
Appraisal	70,000	70,000
Total expenditures	220,292	479,945
Excess/(deficiency) of revenues over/(under) expenditures	(220,292)	312,139
Fund balances - beginning	118,431	(414,000)
Unassigned	(101,861)	(101,861)
Fund balances - ending	\$ (101,861)	\$ (101,861)

**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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 119,550	\$ 366,984	33%
Assessment levy: off-roll	-	435,269	421,995	103%
Assessment prepayments	373,651	2,011,806	-	N/A
Interest	3,874	22,210	-	N/A
Lot closing	-	850	-	N/A
Total revenues	<u>377,525</u>	<u>2,589,685</u>	<u>788,979</u>	328%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	115,000	115,000	100%
Principal prepayment - S2020A-2	-	1,335,000	-	N/A
Interest - S2020A-1	-	240,765	240,765	100%
Interest - S2020A-2	-	245,300	255,640	96%
Interest - S2020A-3	-	166,355	166,355	100%
Total debt service	<u>-</u>	<u>2,102,420</u>	<u>777,760</u>	270%
Other fees & charges				
Tax collector	-	1,789	7,646	23%
Total other fees & charges	<u>-</u>	<u>1,789</u>	<u>7,646</u>	23%
Total expenditures	<u>-</u>	<u>2,104,209</u>	<u>785,406</u>	268%
Excess/(deficiency) of revenues over/(under) expenditures	377,525	485,476	3,573	
Fund balances - beginning	793,421	685,470	415,808	
Fund balances - ending	<u>\$ 1,170,946</u>	<u>\$ 1,170,946</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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 470,510	0%
Assessment levy: off-roll	-	829,236	373,429	222%
Assessment prepayments	275,924	735,797	-	N/A
Lot closing	-	276,460	-	N/A
Interest / misc. income	4	36	-	N/A
Total revenues	<u>275,928</u>	<u>1,841,529</u>	<u>843,939</u>	218%
EXPENDITURES				
Debt service				
Principal	-	265,000	265,000	100%
Principal prepayment	-	275,000	-	N/A
Interest	-	575,188	575,188	100%
Total debt service	<u>-</u>	<u>1,115,188</u>	<u>840,188</u>	133%
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>1,115,188</u>	<u>849,990</u>	131%
Excess/(deficiency) of revenues over/(under) expenditures	275,928	726,341	(6,051)	
Fund balances - beginning	1,156,317	705,904	757,367	
Fund balances - ending	<u>\$ 1,432,245</u>	<u>\$ 1,432,245</u>	<u>\$ 751,316</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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6	\$ 130
Total revenues	6	130
EXPENDITURES		
Capital outlay	-	1,883,980
Total expenditures	-	1,883,980
Excess/(deficiency) of revenues over/(under) expenditures	6	(1,883,850)
Fund balances - beginning	1,221,580	3,105,436
Fund balances - ending	\$ 1,221,586	\$ 1,221,586

**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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 12	\$ 139
Total revenues	12	139
EXPENDITURES		
Capital outlay	259,868	645,159
Total expenditures	259,868	645,159
Excess/(deficiency) of revenues over/(under) expenditures	(259,856)	(645,020)
Fund balances - beginning	3,034,171	3,419,335
Fund balances - ending	\$ 2,774,315	\$ 2,774,315

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Public Hearing and Regular Meeting on August 9, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

Present were:

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

Also present, were:

Chuck Adams	District Manager
Mike Kennedy	District Engineer
John Noakes	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:30 a.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

A. Proof/Affidavit of Publication

38 **B. Consideration of Resolution of 2023-07, Relating to the Annual Appropriations and**
 39 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending**
 40 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
 41 **Date**

42 Mr. Adams stated, overall, expenditures decreased. The decrease is mostly related to
 43 the "Irrigation system maintenance" budget line item, due to vendor changes, which resulted in
 44 the proposed Fiscal Year 2024 budget assessments decreasing.

46 **On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in**
 47 **favor, the Public Hearing was opened.**

48
 49
 50 No members of the public spoke.

52 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**
 53 **favor, the Public Hearing was closed.**

54
 55 **On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in**
 56 **favor, Resolution of 2023-07, Relating to the Annual Appropriations and**
 57 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and**
 58 **Ending September 30, 2024; Authorizing Budget Amendments; and Providing**
 59 **an Effective Date, was adopted.**

60
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 62 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2023-08,
Making a Determination of Benefit and
Imposing Special Assessments for Fiscal
Year 2023/2024; Providing for the
Collection and Enforcement of Special
Assessments, Including but Not Limited to
Penalties and Interest Thereon; Certifying
an Assessment Roll; Providing for
Amendments to the Assessment Roll;
Providing a Severability Clause; and
Providing an Effective Date

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On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing an Effective Date

Mr. Adams stated that the meeting time for Fiscal Year 2024 was moved to 11:00 a.m. to accommodate the Three Rivers Stewardship District, which meets on the same days.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of July 12, 2023 Regular Meeting Minutes

On MOTION by Mr. Leinaweaver and seconded by Mr. Williams, with all in favor, the July 12, 2023 Regular Meeting Minutes, as presented, were approved.

117 **EIGHTH ORDER OF BUSINESS**

Staff Reports

118

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

120 There was no report.

121 **B. District Engineer: Stantec**

122 Mr. Kennedy distributed and presented Change Order No. 4 Under Specific
123 Authorization No. 4, for Windward Phase 2 Bidding Services. Regarding tracking, Mr. Kennedy
124 stated there are periodic calls with Mr. Vogler, the Developer and Matt Morrison to go over and
125 summarize the construction costs. Mr. Vogler expects to know more about potential mediation
126 in January 2024. The Phase 2 project is nearly finished and about \$350,000, equating to half of
127 the retainage funds, were used.

128

MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Change Order No. 4 Under Specific Authorization No. 4, for Windward Phase 2 Bidding Services, in the amount of \$7,500, was approved.

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

- 135 • **NEXT MEETING DATE: September 13, 2023 at 11:30 AM**

- 136 ○ **QUORUM CHECK**

137

138 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

139

140 There were no Board Members' comments or requests.

141

142 **TENTH ORDER OF BUSINESS**

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

143

144

145 Resident John Noakes asked if the damaged light poles will be replaced as part of Phase
146 2. This will be researched and Mr. Noakes will be notified. Mr. Noakes voice his opinion that
147 certain ponds are unsightly and need further maintenance. Mr. Mazzoni of Management is
148 working with the contractor to address algae and construction debris issues. Mr. Noakes asked if
149 the HOA discussed transferring the irrigation bill to the CDD. Mr. Adams stated Mr. Mazzoni is

150 working with Tracy on it. The CDD owns and engaged Impact to manage the controller; the
151 same contractor services the HOA and private properties under a contract separate from the
152 CDD's contract.

153 For the next meeting, Mr. Adams was asked to implement a process to enable residents
154 to make their own irrigation repairs on their property.

155 Mr. Noakes asked if the CDD agrees that it owns the controllers and that it owns the
156 resident electric bill transfers that power the controllers. Mr. Adams replied affirmatively.

157

158 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Ms. Foster and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 11:48 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

169
170
171
172
173

Secretary/Assistant Secretary

Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

5800 Lakewood Ranch Blvd, Sarasota, FL 34240

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	11:00 AM
November 8, 2023	Regular Meeting	11:00 AM
December 13, 2023	Regular Meeting	11:00 AM
January 10, 2024	Regular Meeting	11:00 AM
February 14, 2024	Regular Meeting	11:00 AM
March 13, 2024	Regular Meeting	11:00 AM
April 10, 2024	Regular Meeting	11:00 AM
May 8, 2024	Regular Meeting	11:00 AM
June 12, 2024	Regular Meeting	11:00 AM
July 10, 2024	Regular Meeting	11:00 AM
August 14, 2024	Regular Meeting	11:00 AM
September 11, 2024	Regular Meeting	11:00 AM