

**WINDWARD AT  
LAKEWOOD  
RANCH**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**November 8, 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

November 1, 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 November 8, 2023 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., 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. Consideration of Resolution 2024-01, Accepting the Certification of the District Engineer that a Portion of the Series 2020 Project Relating to the Series 2020A Bonds is Complete; Declaring the Series 2020A Project Supporting the Series 2020A Bonds as Complete; Providing for Severability, Conflicts, and an Effective Date
  4. Acceptance of Unaudited Financial Statements as of September 30, 2023
  5. Approval of October 11, 2023 Regular Meeting Minutes
  6. Staff Reports
    - A. District Counsel: *Vogler Ashton, PLLC*
    - B. District Engineer: *Stantec Consulting Services, Inc.*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: December 13, 2023 at 11:00 AM

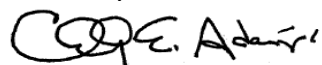
○ QUORUM CHECK

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**

**3**

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT A PORTION OF THE SERIES 2020 PROJECT RELATING TO THE SERIES 2020A BONDS IS COMPLETE; DECLARING THE SERIES 2020A PROJECT SUPPORTING THE SERIES 2020A BONDS AS COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, on October 14, 2020, the Board of Supervisors (“Board”) of the Windward at Lakewood Ranch Community Development District (“District”) adopted Resolution 2021-02 authorizing, among other things, the issuance of the Windward at Lakewood Ranch Community Development District’s \$5,905,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1 (the "Series 2020A-1 Bonds"), its \$7,590,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2 (the "Series 2020A-2 Bonds" and together with the Series 2020A-1 Bonds, the "Series 2020A Bonds"), and its \$3,430,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3 (the "Series 2020A-3 Bonds" and, collectively with the Series 2020A Bonds, the "Series 2020 Bonds"); and,

**WHEREAS**, the Series 2020 Bonds supported the District’s costs and improvements as set forth in the (i) Windward at Lakewood Ranch Community Development District Supplemental Engineer’s Report for Phase 1 Infrastructure Improvements, dated July 22, 2020, and approved by the District on October 14, 2020, outlining the capital improvement project to be funded by the Series 2020 Bonds (the "Series 2020 Project"), (ii) the Supplemental Assessment Report Series 2020A Bonds, Windward at Lakewood Ranch Community Development District, dated October 2020, [Prepared on October 7, 2020], and approved by the District on October 14, 2020, and (iii) Resolutions 2020-23, 2020-24, 2020-33 and 2021-02 all adopted as part of the Assessment Proceedings (collectively, the "Assessment Resolutions" or "Series 2020 Assessments"); and,

**WHEREAS**, a portion of the Series 2020 Project has been completed, which portion is limited to the Series 2020A Bonds (as defined above to include the Series 2020A-1 Bonds and the Series 2020A-2 Bonds); and

**WHEREAS**, that portion of the Series 2020 Project related to the Series 2020A Bonds shall be defined herein as the “Series 2020A Project”; and

**WHEREAS**, pursuant to Master Trust Indenture, dated as of October 1, 2020, (the "Master Indenture"), as supplemented by a First Supplemental Trust Indenture dated as of October 1, 2020, (the "First Supplement" and, together with the Master Indenture, the "2020A Indenture"), with respect to the Series 2020 Bonds, and a Second Supplemental Trust Indenture dated as of October 1, 2020, (the "Second Supplement" and, together with the Master Indenture, the "2020A-3 Indenture" and collectively with the 2020A Indenture, the "Indentures"), each by and between the District and U.S. Bank National Association, as trustee, the District Engineer has now executed and delivered an Engineer’s Certification of Completion dated September 11, 2023, pertaining to that portion of the Series 2020 Project referred to herein as the Series 2020A Project (“Engineer’s

Certification”), attached hereto as Exhibit “A,” and incorporated herein, wherein the District Engineer established the completion date of the Series 2020A Project; and

**WHEREAS**, Section 170.08, Florida Statutes, requires that upon completion of the Series 2020A Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT:**

- 1. Recitals.** The above recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.
- 2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, Florida Statutes.
- 3. Acceptance and Certification of Completion of the Series 2020A Project.** The Board hereby accepts the Engineer’s Certification and upon reliance thereon, certifies that the Series 2020A Project is complete in accordance with the Indentures.
- 4. Final Assessments.** The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to the Assessment Resolutions securing the Series 2020 Assessments. The Engineer’s Certification indicates that there are no funds remaining in the Series 2020A Bonds’ Acquisition and Construction Account, and therefore the cost of the Series 2020A Project was in excess of the Series 2020A Bonds. The Series 2020A Project costs therefore *do in fact exceed* the par amount of that portion of the Series 2020 Assessments pertaining to the Series 2020A Bonds, as required by Section 170.08, Florida Statutes.
- 5. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 6. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 7. Effective Date.** This Resolution shall take effect immediately upon its adoption.

(Signature Page to Follow)

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.**

**ATTEST:**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Pete Williams, Chairman



EXHIBIT "A"

**CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION WINDWARD AT  
LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 A-1 A-2 PROJECT**

Windward at Lakewood Ranch Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Re: Certification of Completion of Series 2020 A-1 A-2 Project ("**Certificate**")  
Windward at Lakewood Ranch Community Development District

This certificate is furnished in accordance with the Master Trust Indenture dated October 1, 2020 ("**Indenture**") between the Windward at Lakewood Ranch ("**District**") and U.S. Bank ("**Trustee**") and is intended to evidence the completion of the Series 2020A-1 A-2 Project undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture, as amended and supplemented. To the best of my knowledge and belief, the following statements are true:

- I. The Series 2020 A-1 A-2 Project has been completed in substantial compliance with the plans and specifications. All labor, services, materials, and supplies used in the Series 2020 A-1 A-2 Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Series 2020 A-1 A-2 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith ("**Cost**") have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specifications necessary for the operation and maintenance of the improvements made pursuant to the Series 2020A-1 A-2 Project are complete, in good standing, and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. There are no funds remaining in the Series 2020 A-1 A-2 Acquisition and Construction Account.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate, or which may subsequently come into being.

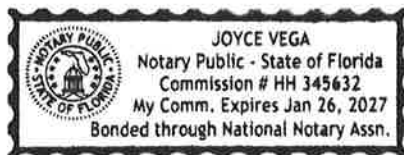
Dated: September 11, 2023

Stantec Consulting Services, Inc.  
  
 Michael Kennedy, District Engineer

STATE OF FLORIDA  
COUNTY OF SARASOTA

The Forgoing Instrument was acknowledged before me by means of physical presence, this 11<sup>th</sup> day of SEPTEMBER 2023 by Michael Kennedy, PE District Engineer for the Windward at Lakewood Ranch Community Development District.

[Notary Seal]



  
 (Official Notary Signature)

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2023**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 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
<b>ASSETS</b>							
Cash	\$ 297,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,604
Investments							
Reserve	-	-	88,879	396,250	-	-	485,129
Prepayment	-	-	1,259,147	847,483	-	-	2,106,630
Revenue	-	-	318,129	279,968	-	-	598,097
Construction	-	-	-	-	1,442,107	2,851,283	4,293,390
Due from Developer	-	-	51,150	-	-	-	51,150
Due from general fund	-	-	-	-	-	3,803	3,803
Due from debt service fund	1,120	-	4,116	-	-	-	5,236
Prepaid expense	5,590	-	-	-	-	-	5,590
Deposits	25	-	-	-	-	-	25
Undeposited funds	-	17,117	-	-	-	-	17,117
Total assets	<u>\$ 304,339</u>	<u>\$ 17,117</u>	<u>\$1,721,421</u>	<u>\$1,523,701</u>	<u>\$ 1,442,107</u>	<u>\$ 2,855,086</u>	<u>\$ 7,863,771</u>
<b>LIABILITIES</b>							
Liabilities:							
Accounts payable	\$ 36,174	\$ 17,117	\$ -	\$ -	\$ -	\$ -	\$ 53,291
Contracts payable	-	-	-	-	-	1,967	1,967
Retainage payable	-	-	-	-	625,762	65,195	690,957
Due to Developer	-	118,978	-	-	-	-	118,978
Due to general fund	-	-	697	423	-	-	1,120
Due to debt service fund 2020	-	-	-	4,116	-	-	4,116
Due to capital projects fund 2022	3,803	-	-	-	-	-	3,803
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>45,977</u>	<u>136,095</u>	<u>697</u>	<u>4,539</u>	<u>625,762</u>	<u>67,162</u>	<u>880,232</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	-	-	51,150	-	-	-	51,150
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>51,150</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>51,150</u>
<b>FUND BALANCES</b>							
Restricted for:							
Debt service	-	-	1,669,574	1,519,162	-	-	3,188,736
Capital projects	-	-	-	-	816,345	2,787,924	3,604,269
Unassigned	258,362	(118,978)	-	-	-	-	139,384
Total fund balances	<u>258,362</u>	<u>(118,978)</u>	<u>1,669,574</u>	<u>1,519,162</u>	<u>816,345</u>	<u>2,787,924</u>	<u>6,932,389</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 304,339</u>	<u>\$ 17,117</u>	<u>\$1,721,421</u>	<u>\$1,523,701</u>	<u>\$ 1,442,107</u>	<u>\$ 2,855,086</u>	<u>\$ 7,863,771</u>

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
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>
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,000	10,400	12,800	81%
Management/accounting/recording	4,000	48,000	48,000	100%
Field management	833	10,000	10,000	100%
Debt service fund accounting	458	5,500	5,500	100%
Legal	1,371	10,557	20,000	53%
Engineering	8,742	19,775	20,000	99%
Audit	-	6,000	5,000	120%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	2,000	2,000	100%
Trustee	-	8,062	6,000	134%
Telephone	17	200	200	100%
Postage	87	455	500	91%
Legal advertising	495	2,753	2,000	138%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	389	389	500	78%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	-	991	12,812	8%
Total professional & administrative	<u>17,559</u>	<u>131,337</u>	<u>153,402</u>	<u>86%</u>
<b>Field Operations</b>				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	11,650	107,600	110,000	98%
Pond maintenance contract	21,133	46,462	40,000	116%
Pond maintenance	-	525	5,000	11%
Irrigation system maintenance	26,051	106,433	210,000	51%
Irrigation PS maintenance	2,890	2,890	5,000	58%
Irrigation pump maintenance	916	7,870	10,000	79%
Streetlights	1,534	18,166	18,000	101%
Curb replacement	-	-	5,000	0%
Effluent water supply	2,333	13,007	20,000	65%
Fruitville road cleanup	-	-	2,500	0%
Waterline flushing	4,088	37,431	-	N/A
Hurricane/storm cleanup	-	12,100	-	N/A
Total field operations	<u>70,595</u>	<u>352,484</u>	<u>430,500</u>	<u>82%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(88,154)	261,617	171,998	
Fund balances - beginning	346,516	(3,255)	3,633	
Unassigned	258,362	258,362	175,631	
Fund balances - ending	<u>\$ 258,362</u>	<u>\$ 258,362</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 SEPTEMBER 30, 2023**

	Current Month	Year to Date
<b>REVENUES</b>		
County reimbursements	\$ 189,792	\$ 567,876
Total revenues	189,792	567,876
<b>EXPENDITURES</b>		
<b>Professional &amp; administrative</b>		
Management	26,817	109,591
Engineering	152,795	494,763
Appraisal	12,500	82,500
Total expenditures	192,112	686,854
Excess/(deficiency) of revenues over/(under) expenditures	(2,320)	(118,978)
Fund balances - beginning	(116,658)	-
Unassigned	(118,978)	(118,978)
Fund balances - ending	\$ (118,978)	\$ (118,978)

**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 SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 119,550	\$ 366,984	33%
Assessment levy: off-roll	174,807	610,076	421,995	145%
Assessment prepayments	192,791	2,634,958	-	N/A
Assessment prepayments Interest	2,121	29,051	-	N/A
Interest	4,955	6,643	-	N/A
Lot closing	-	850	-	N/A
Total revenues	<u>374,674</u>	<u>3,401,128</u>	<u>788,979</u>	431%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - S2020A1	-	115,000	115,000	100%
Principal prepayment - S2020A-2	-	1,645,000	-	N/A
Interest - S2020A-1	-	240,765	240,765	100%
Interest - S2020A-2	-	248,710	255,640	97%
Interest - S2020A-3	-	166,355	166,355	100%
Total debt service	<u>-</u>	<u>2,415,830</u>	<u>777,760</u>	311%
Other fees & charges				
Tax collector	-	1,194	7,646	16%
Total other fees & charges	<u>-</u>	<u>1,194</u>	<u>7,646</u>	16%
Total expenditures	<u>-</u>	<u>2,417,024</u>	<u>785,406</u>	308%
Excess/(deficiency) of revenues over/(under) expenditures	374,674	984,104	3,573	
Fund balances - beginning	1,294,900	685,470	415,808	
Fund balances - ending	<u>\$ 1,669,574</u>	<u>\$ 1,669,574</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 SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 470,510	0%
Assessment levy: off-roll	-	829,236	373,429	222%
Assessment prepayments	278,166	1,289,886	-	N/A
Lot closing	-	276,460	-	N/A
Interest / misc. income	5,300	7,578	-	N/A
Total revenues	<u>283,466</u>	<u>2,403,160</u>	<u>843,939</u>	285%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	265,000	265,000	100%
Principal prepayment	-	745,000	-	N/A
Interest	-	579,902	575,188	101%
Total debt service	<u>-</u>	<u>1,589,902</u>	<u>840,188</u>	189%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	9,802	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>9,802</u>	0%
Total expenditures	<u>-</u>	<u>1,589,902</u>	<u>849,990</u>	187%
Excess/(deficiency) of revenues over/(under) expenditures	283,466	813,258	(6,051)	
Fund balances - beginning	1,235,696	705,904	757,367	
Fund balances - ending	<u>\$ 1,519,162</u>	<u>\$ 1,519,162</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 SEPTEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 6,522	\$ 8,889
Total revenues	6,522	8,889
<b>EXPENDITURES</b>		
Capital outlay	-	1,883,980
Total expenditures	-	1,883,980
Excess/(deficiency) of revenues over/(under) expenditures	6,522	(1,875,091)
Fund balances - beginning	809,823	2,691,436
Fund balances - ending	\$ 816,345	\$ 816,345

**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 SEPTEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 12,918	\$ 17,682
Total revenues	12,918	17,682
<b>EXPENDITURES</b>		
Capital outlay	3,934	649,093
Total expenditures	3,934	649,093
Excess/(deficiency) of revenues over/(under) expenditures	8,984	(631,411)
Fund balances - beginning	2,778,940	3,419,335
Fund balances - ending	\$ 2,787,924	\$ 2,787,924

**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 Regular Meeting on October 11, 2023 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., First Floor Construction Conference Room, 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
Pam Curran	Neal Communities
John McKay	Neal Communities
John Noakes	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:05 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments:**

Resident John Noakes referred to the close out of A1/A2 and asked about what structure was built. He noted that some retention ponds were transferred to the CDD but the Boulevard, outside of the gate, is still under the owner, according to the Property Appraiser website. Mr. Kennedy stated that it was all turned over, including all the roads and the water and sewer; the Property Appraiser website was probably not updated yet.

Mr. Noakes discussed the condition of the curbs. Mr. Adams stated that the District Engineer will look at them.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-01, Accepting the Certification of the District Engineer that the Series 2020 Project is**

42 Complete; Declaring the Series 2020  
 43 Project Complete; Providing for  
 44 Severability, Conflicts, and an Effective  
 45 Date  
 46

47 This item was deferred.

48  
 49 **FOURTH ORDER OF BUSINESS** **Consideration of Specific Authorization No.**  
 50 **11, Professional Services Proposal [General**  
 51 **District Engineering Services for Fiscal Year**  
 52 **2023-2024]**  
 53

54 Mr. Adams presented the Specific Authorization No. 11 Professional Services Proposal  
 55 related to General District Engineering Services for Fiscal Year 2023-2024. Mr. Kennedy stated  
 56 this is for general services for the Fiscal Year.  
 57

58 **On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in**  
 59 **favor, the Specific Authorization No. 11 Professional Services Proposal related**  
 60 **to General District Engineering Services for Fiscal Year 2023-2024, was**  
 61 **approved.**

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 63  
 64 **FIFTH ORDER OF BUSINESS** **Acceptance of the Unaudited Financial**  
 65 **Statements as of August 31, 2023**  
 66

67 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**  
 68 **favor, the Unaudited Financial Statements as of August 31, 2023, were**  
 69 **accepted.**

70  
 71  
 72 **SIXTH ORDER OF BUSINESS** **Approval of September 13, 2023 Regular**  
 73 **Meeting Minutes**  
 74

75 **On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the**  
 76 **September 13, 2023 Regular Meeting Minutes, as presented, were approved.**  
 77

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 79 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

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

82 There was no report.

83 **B. District Engineer: Stantec Consulting Services, Inc.**



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Secretary/Assistant Secretary

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Chair/Vice Chair

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**



<b>WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>5800 Lakewood Ranch Blvd, Sarasota, FL 34240</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>November 8, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>December 13, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 14, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 13, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 10, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>June 12, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 10, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 14, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>September 11, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>