**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 April 10, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

**Present were:**

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

**Also present:**

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| Chuck Adams | District Manager |
| Mike Kennedy | District Engineer |
| John Noakes | Member of the Public |

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:00 a.m.

Supervisors Williams, Foster, Blakley and Leinaweaver were present. Supervisor Weidemiller attended via telephone.

**SECOND ORDER OF BUSINESS** **Public Comments: Agenda Items (limited to 3 minutes per individual)**

Mr. John Noakes pointed out the “Effluent water supply” line item at 190% in the financials and commented that it is already nearly twice the budgeted amount. A Board Member explained that water usage increases in the winter months when almost all the residents are back in the community and usage drops off in the summer when many residents are away. Mr. Adams stated, while water usage decreases in the rainy season, there will need to be an adjustment to this line item in the Fiscal Year 2025 budget.

**THIRD ORDER OF BUSINESS** **Consideration of Frederick Derr & Company, Inc. Change Order No. 1 [Windward @ LWR Phase 3]**

Mr. Adams presented Frederick Derr & Company, Inc. Change Order No. 1 related to Phase 3. Mr. Kennedy stated this is an increase of $60,769. The vast majority of the Change Order is for the conduit and a few manhole changes. He noted that the contract remains unchanged.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Frederick Derr & Company, Inc. Change Order No. 1 for Windward at Lakewood Ranch Phase 3, was approved.**

**FOURTH ORDER OF BUSINESS** **Acceptance of the Unaudited Financial Statements as of February 29, 2024**

Mr. Adams presented the Unaudited Financial Statements as of February 29, 2024.

**On MOTION by Mr. Leinaweaver and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.**

**FIFTH ORDER OF BUSINESS** **Approval of March 13, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Blakley and seconded by Ms. Foster, with all in favor, the March 13, 2024 Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS** **Staff Reports**

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

There was no report.

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

Mr. Kennedy stated that construction commenced in Phase 3. Substantial completion is scheduled for December 13, 2024 and the bond was issued on January 12, 2024.

Mr. Kennedy responded to a question regarding traffic complaints.

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

- **NEXT MEETING DATE: May 8, 2024 at 11:00 AM [Presentation of Fiscal Year 2024/2025 Proposed Budget]**
  - **QUORUM CHECK**

Ms. Foster stated she will not attend the May 8, 2024 meeting. The remainder of the Board confirmed their attendance.

**SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

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

Mr. Noakes asked for an update on a meeting in John Hamer Hall that was supposed to occur in late March. A Board Member stated the meeting was postponed to late June or early July.

**NINTH ORDER OF BUSINESS** **Adjournment**

**On MOTION by Ms. Foster seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:07 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/~~Assistant Secretary~~

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Chair/~~Vice Chair~~