MINUTES OF MEETING
WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold a Public Hearing and Regular Meeting on August 14, 2024 at 11:00 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:

Chuck Adams	District Manager
Barry Mazzoni	Wrathell, Hunt and Associates, LLC
Kimberly Ashton	District Counsel
Mike Kennedy	District Engineer
Ben Steets	Grau & Associates
John Noakes	Public
Steve Walser	Public
Dave Kupraters	Public

*****DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE -**
MINUTES TRANSCRIBED FROM THE MEETING NOTES***

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

Mr. Adams called the meeting to order at 11:01 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 **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates**

Mr. Steets presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023 and stated that there were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2024-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

Mr. Adams presented Resolution 2024-05.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2024-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

FOURTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2024-06. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Blakley and seconded by Mr. Weidemiller, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Foster and seconded by Mr. Leinaweaver, with all in favor, Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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**

Mr. Adams presented Resolution 2024-07.

On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor, Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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.

SIXTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. and develop performance measures and standards to assess the achievement of the goals and objectives. District Management and District Counsel collaborated on identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

Mr. Adams presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD and explained how the CDD will meet the goals.

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTH ORDER OF BUSINESS **Consideration of Hoover Pumping Systems Agreement for Pump Maintenance**

Mr. Adams presented the Hoover Pumping Systems Agreement for Pump Maintenance.

On MOTION by Ms. Foster and seconded by Mr. Leinaweaver, with all in favor, the Hoover Pumping Systems Agreement for Pump Maintenance, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Frederick Derr & Company, Inc. Change Order No. 4 [Windward @LWR Phase 3]**

Mr. Adams presented Frederick Derr & Company, Inc. Change Order No. 4.

On MOTION by Ms. Foster and seconded by Mr. Leinaweaver, with all in favor, Frederick Derr & Company, Inc. Change Order No. 4 for Windward at Lakewood Ranch Phase 3, was approved.

NINTH ORDER OF BUSINESS **Acceptance of the Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of July 10, 2024 Regular Meeting Minutes**

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the July 10, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Vogler Ashton, PLLC

B. District Engineer: AM Engineering, Inc.

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

- **NEXT MEETING DATE: September 11, 2024 at 11:00 AM**
  - **QUORUM CHECK**

There were no District Counsel, District Engineer or District Manager reports.

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

There were no Board Members' comments or requests.

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

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Foster and seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at 11:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/~~Assistant Secretary~~

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~~Chair~~/Vice Chair