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 November 13, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

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

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Wrathell, Hunt and Associates, LLC
Mike Kennedy	District Engineer
John Noakes (via telephone)	Public

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

Mr. Adams called the meeting to order at 11:10 a.m. Supervisors Williams, Weidemiller, Foster and Blakley were present. Supervisor Leinaweaver was not present.

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

Referring to the Unaudited Financials, Mr. Noakes asked how the $1.4 million in the Construction Account was spent in the last several months. Mr. Adams stated that the funds were used to acquire Phase 3 master improvements, which are construction assets.

Mr. Noakes asked if the John Hall arbitration was finalized. Mr. Adams stated that arbitration is still in progress.

THIRD ORDER OF BUSINESS **Consideration of Frederick Derr & Company Incorporated Change Order No. 5 [Windward @LWR Phase 3]**

Mr. Kennedy presented Frederick Derr & Company Incorporated Change Order No. 5 for Windward at Lakewood Ranch Phase 3. Phase 3 is ahead of schedule; substantial completion is projected for mid-December 2024, with final completion projected for January.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Frederick Derr & Company Incorporated Change Order No. 5 for Windward @LWR Phase 3, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Fruitville Road Design Items**

Mr. Kennedy presented the following:

A. Stantec Consulting Services, Inc. Specific Authorization No. 13 – Professional Services Proposal [Fruitville Road Amendment to Interlocal Agreement]

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Stantec Consulting Services, Inc. Specific Authorization No. 13 – Professional Services Proposal for Fruitville Road Amendment to Interlocal Agreement, was approved.

B. Amendment No. 1 to Contract No. 2022-336 Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch Community Development District for the Design, Engineering, Permitting, and Ancillary Services of Fruitville Road Widening from Debrecen Road to Lorraine Road

C. Amendment No. 2 to Contract No. 2020-495 Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch Community Development District for the Design, Engineering, Permitting, and Ancillary Services of Fruitville Road Widening from Debrecen Road to Lorraine Road

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Amendment No. 1 to Contract No. 2022-336 Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch Community Development District for the Design, Engineering, Permitting, and Ancillary Services of Fruitville Road Widening from Debrecen Road to Lorraine Road, and Amendment No. 2 to Contract No. 2020-495 Interlocal Agreement Between Sarasota County, Florida, and the Windward at Lakewood Ranch Community Development District for the Design, Engineering, Permitting, and Ancillary Services of Fruitville Road Widening from Debrecen Road to Lorraine Road, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager in Redesignating the Date and Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Mr. Adams presented Resolution 2025-01.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager in Redesignating the Date and Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

C. Respondents

I. AM Engineering, LLC

II. GRAEF

D. Competitive Selection Criteria/Ranking

The Supervisors completed the Competitive Selection Criteria.

Mr. Adams tabulated the scorings and ranking as follows:

#1	AM Engineering, LLC	100 points
#2	GRAEF	98 points

E. Award of Contract

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, ranking AM Engineering, LLC, as the #1 ranked respondent and GRAEF as the #2 ranked respondent to the RFQ for Engineering Services, and authorizing Staff to negotiate and prepare a contract with AM Engineering, LLC, the #1 ranked respondent, was approved.

SEVENTH ORDER OF BUSINESS **Acceptance of the Unaudited Financial Statements as of September 30, 2024**

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

EIGHTH ORDER OF BUSINESS **Approval of September 11, 2024 Regular Meeting Minutes**

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the September 11, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Vogler Ashton, PLLC

B. District Engineer: Stantec Consulting Services, Inc.

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

There were no Staff reports.

- **UPCOMING MEETING DATES**
  - ➢ **December 11, 2024 at 10:45 AM [Landowners' Meeting]**
  - ➢ **December 11, 2024 at 11:00 AM [Regular Meeting]**
  - ○ **QUORUM CHECK**

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

There were no Board Members' comments or requests.

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

Mr. Noakes asked about a recent irrigation system break. Mr. Adams stated his understanding that it is a main line break. Mr. Mazzoni has Impact Irrigation addressing the problem; the CDD will pursue the responsible party for any associated costs.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Foster and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 11:26 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair