

**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 December 11, 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 |
| John Leinaweaver (via telephone) | Assistant Secretary |

**Also present:**

|                             |                          |
|-----------------------------|--------------------------|
| Chuck Adams                 | District Manager         |
| Shawn Leins (via telephone) | District Engineer        |
| Mike Kennedy                | Former District Engineer |
| John Noakes                 | Public                   |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:03 a.m. Supervisors Williams, Weidemiller, Foster and Blakley were present. Supervisor Leinaweaver attended via telephone.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [Seats 1, 2 and 3] (the following to be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Sandy Foster and Mr. Dale Weidemiller. The Oath of Office will be administered to Mr. John Leinaweaver at or before the next meeting. As experienced Board Members, all are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

#### **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-02. He recapped the results of the Landowners' Election, as follows:

|        |                  |           |             |
|--------|------------------|-----------|-------------|
| Seat 1 | John Leinaweaver | 393 votes | 4-Year Term |
| Seat 2 | Sandy Foster     | 300 votes | 2-Year Term |
| Seat 3 | Dale Weidemiller | 393 votes | 4-Year Term |

**On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

#### **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03. Mr. Williams nominated the following:

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

The following prior appointments by the Board remain unchanged by this Resolution:

|                       |                     |
|-----------------------|---------------------|
| Chesley "Chuck" Adams | Secretary           |
| Craig Wrathell        | Assistant Secretary |
| Craig Wrathell        | Treasurer           |
| Jeff Pinder           | Assistant Treasurer |

**On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.**

#### **SIXTH ORDER OF BUSINESS**

**Consideration of Frederick Derr & Company, Inc., Change Order No. 6 [Windward at Lakewood Ranch Phase 3]**

Mr. Kennedy presented Frederick Derr & Company Incorporated Change Order No. 6 for Windward at Lakewood Ranch Phase 3.

**On MOTION by Mr. Blakley and seconded by Ms. Foster, with all in favor, Frederick Derr & Company, Inc., Change Order No. 6 for Windward at Lakewood Ranch Phase 3, was approved.**

#### **SEVENTH ORDER OF BUSINESS**

**Acceptance of the Unaudited Financial Statements as of October 31, 2024**

**On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.**

**EIGHTH ORDER OF BUSINESS****Approval of November 13, 2024 Regular Meeting Minutes**

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

**NINTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Vogler Ashton, PLLC**

There was no report.

**B. District Engineer: AM Engineering, LLC**

Mr. Kennedy stated that he started transitioning information to AM Engineering, LLC last week. He stated that an Addendum to the Fruitville Road Contract with the County will be sent on December 17, 2024.

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

- **NEXT MEETING DATE: January 8, 2025 at 11:00 AM**
  - **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 referred to Phase 3 and recalled that the CDD owns the sprinkler box controllers wired out to all the lots but he has not observed that at this time. It was noted that is not part of this contract. He asked if the CDD controls the irrigation system. Mr. Adams stated that the CDD controls the flow but each unit has control over its individual system. Mr. Noakes voiced his belief that the CDD owns the master controllers that are now inside the homes and that the CDD schedules the watering times and periods.

Discussion ensued regarding the main line, master controller, use of reclaim and well water, a master valve that serves the point of connection to each lot, the CDD control of the valve to the lot, property owner control of managing the system on their individual lots, etc.

**TWELFTH ORDER OF BUSINESS****Adjournment**

|                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|
| <b>On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the meeting adjourned at 11:15 a.m.</b> |
|---------------------------------------------------------------------------------------------------------------------|

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/~~Assistant Secretary~~

  
Chair/Vice Chair