

**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 January 8, 2025 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	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shawn Leins	District Engineer
John McKay	Neal Communities
John Noakes	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 11:04 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

Administration of Oath of Office to Newly Elected Supervisors [John Leinaweaver - Seat 1] (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 Mr. John Leinaweaver. Mr. Leinaweaver is 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**Ratification of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03. The slate was as follows:

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 Ms. Foster, with all in favor, Resolution 2025-03, Electing, and Removing Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Frederick Derr & Company Incorporated Change Order No. 7 [Windward @LWR Phase 3]**

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Frederick Derr & Company, Inc., Change Order No. 7 for Windward at Lakewood Ranch Phase 3, was approved.

SIXTH ORDER OF BUSINESS**Acceptance of the Unaudited Financial Statements as of November 30, 2024**

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

SEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. December 11, 2024 Landowners' Meeting
- B. December 11, 2024 Regular Meeting

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

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

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Vogler Ashton, PLLC
- B. District Engineer: AM Engineering, LLC
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: February 12, 2025 at 11:00 AM
 - QUORUM CHECK

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

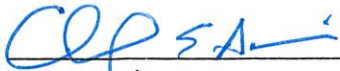
**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chair/Vice Chair