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 March 12, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

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

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Wrathell, Hunt and Associates, LLC
Kimberly Ashton (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
John McKay	Neal Communities
John Noakes	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, a member of the public, asked if the Certificates of Completion were issued for Phases 2C and 3 and if all the bills were paid. Mr. Leins will find out. Mr. Noakes asked about the arbitration with Jon M. Hall Company, LLC. Ms. Ashton stated that the CDD engaged Special Litigation Counsel in that matter. She believes it is progressing well and the parties might be trying to settle but she is not for sure. Mr. Noakes referred to the Unaudited

Financial Statement and asked about the assessment revenues. It was noted that funds were transferred out to the Trustee, based on a schedule. Mr. Noakes asked why the street lights expenses increased significantly. Mr. Adams believes another section of street lights was added; he will research the reason for the increase.

THIRD ORDER OF BUSINESS **Acceptance of the Unaudited Financial Statements as of January 31, 2025**

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

FOURTH ORDER OF BUSINESS **Approval of February 12, 2025 Regular Meeting Minutes**

On MOTION by Mr. Leinaweaver and seconded by Mr. Williams, with all in favor, the February 12, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTH 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: April 9, 2025 at 11:00 AM**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

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

No members of the public spoke.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:08 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair