

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BOARD OF SUPERVISORS**

**April 9, 2025**

**REGULAR MEETING  
AGENDA**

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# Windward at Lakewood Ranch Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

April 2, 2025

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Windward at Lakewood Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold a Regular Meeting on April 9, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
  2. Public Comments: Agenda Items (*limited to 3 minutes per individual*)
  3. Acceptance of Unaudited Financial Statements as of February 28, 2025
  4. Approval of March 12, 2025 Regular Meeting Minutes
  5. Staff Reports
    - A. District Counsel: *Vogler Ashton, PLLC*
    - B. District Engineer: *AM Engineering, LLC*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: May 14, 2025 at 11:00 AM

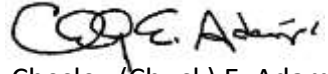
### ○ QUORUM CHECK

|        |                  |                                    |                                |                             |
|--------|------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | JOHN LEINAWEAVER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | SANDY FOSTER     | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | DALE WEIDEMILLER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | PETE WILLIAMS    | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | JOHN BLAKLEY     | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

6. Board Members' Comments/Requests
7. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
8. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2025**

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2025**

|                                                                       | General<br>Fund   | Special<br>Revenue<br>Fund -<br>Fruitville | Debt<br>Service<br>Fund<br>Series 2020 | Debt<br>Service<br>Fund<br>Series 2022 | Capital<br>Projects<br>Fund<br>Series 2020 | Capital<br>Projects<br>Fund<br>Series 2022 | Total<br>Governmental<br>Funds |
|-----------------------------------------------------------------------|-------------------|--------------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|--------------------------------------------|--------------------------------|
| <b>ASSETS</b>                                                         |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Cash                                                                  | \$ 706,008        | \$ 107,500                                 | \$ -                                   | \$ -                                   | \$ -                                       | \$ -                                       | \$ 813,508                     |
| Investments                                                           |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Reserve                                                               | -                 | -                                          | 88,879                                 | 396,250                                | -                                          | -                                          | 485,129                        |
| Prepayment                                                            | -                 | -                                          | 281,540                                | 44                                     | -                                          | -                                          | 281,584                        |
| Revenue                                                               | -                 | -                                          | 399,177                                | 621,128                                | -                                          | -                                          | 1,020,305                      |
| Construction                                                          | -                 | -                                          | -                                      | -                                      | 4,905                                      | 254,637                                    | 259,542                        |
| Due from Developer                                                    | 6,723             | -                                          | -                                      | -                                      | -                                          | 147,127                                    | 153,850                        |
| Due from general fund                                                 | -                 | -                                          | 5,338                                  | 2,966                                  | -                                          | -                                          | 8,304                          |
| Due from other                                                        | 575               | -                                          | -                                      | 4,346                                  | -                                          | -                                          | 4,921                          |
| Deposits                                                              | 4,730             | -                                          | -                                      | -                                      | -                                          | -                                          | 4,730                          |
| Undeposited funds                                                     | -                 | -                                          | 31,649                                 | 140,025                                | -                                          | 1,581                                      | 173,255                        |
| Total assets                                                          | <u>\$ 718,036</u> | <u>\$ 107,500</u>                          | <u>\$ 806,583</u>                      | <u>\$1,164,759</u>                     | <u>\$ 4,905</u>                            | <u>\$ 403,345</u>                          | <u>\$ 3,205,128</u>            |
| <b>LIABILITIES</b>                                                    |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Liabilities:                                                          |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Retainage payable                                                     | \$ -              | \$ -                                       | \$ -                                   | \$ -                                   | \$ 772,659                                 | \$ 413,874                                 | \$ 1,186,533                   |
| Due to Developer                                                      | -                 | 118,978                                    | -                                      | -                                      | -                                          | -                                          | 118,978                        |
| Due to other                                                          | 7,632             | -                                          | -                                      | -                                      | -                                          | -                                          | 7,632                          |
| Due to debt service fund 2020                                         | 5,338             | -                                          | -                                      | -                                      | -                                          | -                                          | 5,338                          |
| Due to debt service fund 2022                                         | 2,966             | -                                          | -                                      | -                                      | -                                          | -                                          | 2,966                          |
| Developer advance                                                     | 6,000             | -                                          | -                                      | -                                      | -                                          | -                                          | 6,000                          |
| Total liabilities                                                     | <u>21,936</u>     | <u>118,978</u>                             | <u>-</u>                               | <u>-</u>                               | <u>772,659</u>                             | <u>413,874</u>                             | <u>1,327,447</u>               |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                  |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Deferred receipts                                                     | 6,723             | -                                          | -                                      | -                                      | -                                          | -                                          | 6,723                          |
| Unearned revenue                                                      | -                 | -                                          | -                                      | 140,025                                | -                                          | -                                          | 140,025                        |
| Total deferred inflows of resources                                   | <u>6,723</u>      | <u>-</u>                                   | <u>-</u>                               | <u>140,025</u>                         | <u>-</u>                                   | <u>-</u>                                   | <u>146,748</u>                 |
| <b>FUND BALANCES</b>                                                  |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Committed                                                             |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Restricted for:                                                       |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Debt service                                                          | -                 | -                                          | 806,583                                | 1,024,734                              | -                                          | -                                          | 1,831,317                      |
| Capital projects                                                      | -                 | -                                          | -                                      | -                                      | (767,754)                                  | (10,529)                                   | (778,283)                      |
| Assigned                                                              |                   |                                            |                                        |                                        |                                            |                                            |                                |
| Three months working capital                                          | 143,100           | -                                          | -                                      | -                                      | -                                          | -                                          | 143,100                        |
| Unassigned                                                            | 546,277           | (11,478)                                   | -                                      | -                                      | -                                          | -                                          | 534,799                        |
| Total fund balances                                                   | <u>689,377</u>    | <u>(11,478)</u>                            | <u>806,583</u>                         | <u>1,024,734</u>                       | <u>(767,754)</u>                           | <u>(10,529)</u>                            | <u>1,730,933</u>               |
| Total liabilities, deferred inflows<br>of resources and fund balances | <u>\$ 718,036</u> | <u>\$ 107,500</u>                          | <u>\$ 806,583</u>                      | <u>\$1,164,759</u>                     | <u>\$ 4,905</u>                            | <u>\$ 403,345</u>                          | <u>\$ 3,205,128</u>            |
| Total liabilities and fund balances                                   | <u>\$ 718,036</u> | <u>\$ 107,500</u>                          | <u>\$ 806,583</u>                      | <u>\$1,164,759</u>                     | <u>\$ 4,905</u>                            | <u>\$ 403,345</u>                          | <u>\$ 3,205,128</u>            |

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

|                                                              | Current<br>Month  | Year to<br>Date   | Budget            | % of<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                   |                   |                   |                |
| Assessment levy                                              | \$ 5,537          | \$ 295,169        | \$ 494,766        | 60%            |
| Assessment levy: off-roll                                    | 59,340            | 178,019           | 59,132            | 301%           |
| Interest and miscellaneous                                   | -                 | -                 | 500               | 0%             |
| Total revenues                                               | <u>64,877</u>     | <u>473,188</u>    | <u>554,398</u>    | 85%            |
| <b>EXPENDITURES</b>                                          |                   |                   |                   |                |
| <b>Professional &amp; administrative</b>                     |                   |                   |                   |                |
| Supervisors                                                  | -                 | 2,800             | 12,800            | 22%            |
| Management/accounting/recording                              | 4,000             | 20,000            | 48,000            | 42%            |
| Field management                                             | 833               | 4,167             | 10,000            | 42%            |
| Debt service fund accounting                                 | 458               | 2,292             | 5,500             | 42%            |
| Legal                                                        | -                 | 1,045             | 10,000            | 10%            |
| Engineering                                                  | 1,430             | 4,722             | 15,000            | 31%            |
| Audit                                                        | -                 | 4,500             | 5,000             | 90%            |
| Arbitrage rebate calculation                                 | -                 | -                 | 750               | 0%             |
| Dissemination agent                                          | 167               | 833               | 2,000             | 42%            |
| Trustee                                                      | -                 | 4,031             | 6,000             | 67%            |
| Telephone                                                    | 16                | 83                | 200               | 42%            |
| Postage                                                      | 68                | 400               | 500               | 80%            |
| Legal advertising                                            | 74                | 1,176             | 2,000             | 59%            |
| Annual special district fee                                  | -                 | 175               | 175               | 100%           |
| Insurance                                                    | -                 | 5,814             | 6,000             | 97%            |
| Contingencies/bank charges                                   | -                 | -                 | 750               | 0%             |
| Miscellaneous                                                | -                 | -                 | 500               | 0%             |
| Website                                                      | -                 | -                 | 705               | 0%             |
| ADA website compliance                                       | -                 | -                 | 210               | 0%             |
| Property appraiser & tax collector                           | 83                | 4,417             | 10,308            | 43%            |
| Total professional & administrative                          | <u>7,129</u>      | <u>56,455</u>     | <u>136,398</u>    | 41%            |
| <b>Field Operations</b>                                      |                   |                   |                   |                |
| Well pump maintenance                                        | -                 | -                 | 5,000             | 0%             |
| Wetland monitoring contract                                  | 2,075             | 8,300             | 125,000           | 7%             |
| Pond maintenance contract                                    | 1,241             | 30,574            | 60,000            | 51%            |
| Pond maintenance                                             | -                 | -                 | 5,000             | 0%             |
| Irrigation system maintenance                                | 20,640            | 20,830            | 85,000            | 25%            |
| Irrigation PS maintenance                                    | -                 | 8,745             | 5,000             | 175%           |
| Irrigation pump maintenance                                  | 8,362             | 27,656            | 10,000            | 277%           |
| Streetlights                                                 | 3,786             | 24,492            | 18,000            | 136%           |
| Curb replacement                                             | -                 | -                 | 5,000             | 0%             |
| Effluent water supply                                        | 1,921             | 4,542             | 80,000            | 6%             |
| Contingencies                                                | -                 | -                 | 20,000            | 0%             |
| Total field operations                                       | <u>38,025</u>     | <u>125,139</u>    | <u>418,000</u>    | 30%            |
| Total expenditures                                           | <u>45,154</u>     | <u>181,594</u>    | <u>554,398</u>    | 33%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 19,723            | 291,594           | -                 |                |
| Fund balances - beginning                                    | 669,654           | 397,783           | 502,052           |                |
| Assigned                                                     |                   |                   |                   |                |
| Three months working capital                                 | 143,100           | 143,100           | 143,100           |                |
| Unassigned                                                   | 546,277           | 546,277           | 358,952           |                |
| Fund balances - ending                                       | <u>\$ 689,377</u> | <u>\$ 689,377</u> | <u>\$ 502,052</u> |                |

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND - FRUITVILLE  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

|                                                              | Current<br>Month          | Year to<br>Date           |
|--------------------------------------------------------------|---------------------------|---------------------------|
| <b>REVENUES</b>                                              |                           |                           |
| Interest and miscellaneous                                   | \$ 107,500                | \$ 107,500                |
| Total revenues                                               | <u>107,500</u>            | <u>107,500</u>            |
| <b>EXPENDITURES</b>                                          |                           |                           |
| Total expenditures                                           | <u>-</u>                  | <u>-</u>                  |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 107,500                   | 107,500                   |
| Fund balances - beginning                                    | <u>(118,978)</u>          | <u>(118,978)</u>          |
| Fund balances - ending                                       | <u><u>\$ (11,478)</u></u> | <u><u>\$ (11,478)</u></u> |

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

|                                                              | Current<br>Month  | Year To<br>Date   | Budget            | % of<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                   |                   |                   |                |
| Assessment levy                                              | \$ 5,419          | \$ 288,927        | \$ 366,984        | 79%            |
| Assessment levy: off-roll                                    | -                 | -                 | 233,075           | 0%             |
| Landowner assessment                                         | 14,737            | 44,212            | -                 | N/A            |
| Assessment prepayments                                       | 124,883           | 424,316           | -                 | N/A            |
| Assessment prepayments interest                              | 1,452             | 4,920             | -                 | N/A            |
| Interest                                                     | 2,412             | 10,882            | -                 | N/A            |
| Lot closing                                                  | -                 | 7,154             | -                 | N/A            |
| Lot closing interest                                         | -                 | 87                | -                 | N/A            |
| Total revenues                                               | <u>148,903</u>    | <u>780,498</u>    | <u>600,059</u>    | 130%           |
| <b>EXPENDITURES</b>                                          |                   |                   |                   |                |
| <b>Debt service</b>                                          |                   |                   |                   |                |
| Principal - S2020A1                                          | -                 | -                 | 120,000           | 0%             |
| Principal prepayment - S2020A-2                              | 40,000            | 235,000           | -                 | N/A            |
| Principal prepayment - S2020A-3                              | 115,000           | 280,000           | -                 | N/A            |
| Interest - S2020A-1                                          | -                 | 116,857           | 233,715           | 50%            |
| Interest - S2020A-2                                          | 440               | 34,540            | 80,300            | 43%            |
| Interest - S2020A-3                                          | 1,394             | 72,083            | 152,775           | 47%            |
| Total debt service                                           | <u>156,834</u>    | <u>738,480</u>    | <u>586,790</u>    | 126%           |
| Other fees & charges                                         |                   |                   |                   |                |
| Tax collector                                                | <u>81</u>         | <u>4,324</u>      | <u>7,646</u>      | 57%            |
| Total other fees & charges                                   | <u>81</u>         | <u>4,324</u>      | <u>7,646</u>      | 57%            |
| Total expenditures                                           | <u>156,915</u>    | <u>742,804</u>    | <u>594,436</u>    | 125%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (8,012)           | 37,694            | 5,623             |                |
| Fund balances - beginning                                    | 814,595           | 768,889           | 500,327           |                |
| Fund balances - ending                                       | <u>\$ 806,583</u> | <u>\$ 806,583</u> | <u>\$ 505,950</u> |                |

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

|                                                              | Current<br>Month    | Year To<br>Date     | Budget            | % of<br>Budget |
|--------------------------------------------------------------|---------------------|---------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                     |                     |                   |                |
| Assessment levy                                              | \$ 2,971            | \$ 160,485          | \$ 470,510        | 34%            |
| Assessment levy: off-roll                                    | -                   | -                   | 264,367           | 0%             |
| Interest / misc. income                                      | 2,920               | 13,079              | -                 | N/A            |
| Landowner assessment                                         | 140,025             | 420,074             | -                 | N/A            |
| Total revenues                                               | <u>145,916</u>      | <u>593,638</u>      | <u>734,877</u>    | 81%            |
| <b>EXPENDITURES</b>                                          |                     |                     |                   |                |
| <b>Debt service</b>                                          |                     |                     |                   |                |
| Principal                                                    | -                   | -                   | 245,000           | 0%             |
| Interest                                                     | -                   | 241,288             | 483,225           | 50%            |
| Total debt service                                           | <u>-</u>            | <u>241,288</u>      | <u>728,225</u>    | 33%            |
| <b>Other fees &amp; charges</b>                              |                     |                     |                   |                |
| Tax collector                                                | 5                   | 2,362               | 9,802             | 24%            |
| Total other fees & charges                                   | <u>5</u>            | <u>2,362</u>        | <u>9,802</u>      | 24%            |
| Total expenditures                                           | <u>5</u>            | <u>243,650</u>      | <u>738,027</u>    | 33%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 145,911             | 349,988             | (3,150)           |                |
| Fund balances - beginning                                    | <u>878,823</u>      | <u>674,746</u>      | <u>699,698</u>    |                |
| Fund balances - ending                                       | <u>\$ 1,024,734</u> | <u>\$ 1,024,734</u> | <u>\$ 696,548</u> |                |

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2020  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

|                                                              | Current<br>Month           | Year To<br>Date            |
|--------------------------------------------------------------|----------------------------|----------------------------|
| <b>REVENUES</b>                                              |                            |                            |
| Interest                                                     | \$ 18                      | \$ 93                      |
| Total revenues                                               | <u>18</u>                  | <u>93</u>                  |
| <b>EXPENDITURES</b>                                          | <u>-</u>                   | <u>-</u>                   |
| Total expenditures                                           | <u>-</u>                   | <u>-</u>                   |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 18                         | 93                         |
| Fund balances - beginning                                    | <u>(767,772)</u>           | <u>(767,847)</u>           |
| Fund balances - ending                                       | <u><u>\$ (767,754)</u></u> | <u><u>\$ (767,754)</u></u> |

**WINDWARD AT LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

|                                                              | Current<br>Month          | Year To<br>Date           |
|--------------------------------------------------------------|---------------------------|---------------------------|
| <b>REVENUES</b>                                              |                           |                           |
| Interest                                                     | \$ 918                    | \$ 10,800                 |
| Total revenues                                               | <u>918</u>                | <u>10,800</u>             |
| <b>EXPENDITURES</b>                                          |                           |                           |
| Capital outlay                                               | <u>308</u>                | <u>504,733</u>            |
| Total expenditures                                           | <u>308</u>                | <u>504,733</u>            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 610                       | (493,933)                 |
| Fund balances - beginning                                    | <u>(11,139)</u>           | <u>483,404</u>            |
| Fund balances - ending                                       | <u><u>\$ (10,529)</u></u> | <u><u>\$ (10,529)</u></u> |

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**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

**WINDWARD AT  
LAKEWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

| WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT   |                            |          |
|-------------------------------------------------------------|----------------------------|----------|
|                                                             |                            |          |
| BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE |                            |          |
|                                                             |                            |          |
| LOCATION                                                    |                            |          |
| <i>5800 Lakewood Ranch Blvd, Sarasota, Florida 34240</i>    |                            |          |
|                                                             |                            |          |
| DATE                                                        | POTENTIAL DISCUSSION/FOCUS | TIME     |
|                                                             |                            |          |
| October 9, 2024 <b>CANCELED</b><br>INCLEMENT WEATHER        | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| November 13, 2024 <b>CANCELED</b>                           | Landowners' Meeting        | 10:45 AM |
|                                                             |                            |          |
| November 13, 2024                                           | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| December 11, 2024                                           | Landowners' Meeting        | 10:45 AM |
|                                                             |                            |          |
| December 11, 2024                                           | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| January 8, 2025                                             | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| February 12, 2025                                           | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| March 12, 2025                                              | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| April 9, 2025                                               | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| May 14, 2025                                                | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| June 11, 2025                                               | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| July 9, 2025                                                | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| August 13, 2025                                             | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |
| September 10, 2025                                          | Regular Meeting            | 11:00 AM |
|                                                             |                            |          |