

**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 May 14, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

Pete Williams (via telephone)	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 (via telephone)	District Engineer
Ben Quartermaine	Stantec
John McKay	Neal Communities
Pam Curren	Neal Communities
John Noakes	Public
Larry Mascera	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:10 a.m. Supervisors Foster, Leinaweaver, Weidemiller and Blakley were present. Supervisor Williams 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 about wetland and monitoring contract expenses and stated that his HOA told him all wetland activities were transferred to the HOA. Mr. Adams stated the contracts are with the CDD; he will discuss them with the Developer when planning the Fiscal Year 2026 budget. The prior concept was that the wetlands not be with the CDD due to a fear that the boardwalk would create a recreational destination behind the gates that would need to be open to the public. Mr. Williams voiced his opinion that it would be unusual for that contract not to be with the CDD. The distinction is that the

boardwalk is not an actual part of the conservation area, it is more like an approved encroachment that would be dealt with separately. Mr. Adams stated that conservation areas are typically a part of the stormwater system, which is a part of the surface water management system or environmental resource permit that goes to one entity, that typically being the CDD in a case such as this. One would want the conservation areas to be with the CDD and be maintained by the CDD. Recreational facilities in or around those conservation areas can be there if there is an easement grant and having those maintained by the HOA keeps them private and eliminates public access issues. Mr. Noakes asked if the HOA is duplicating expenses. Mr. Adams stated that, as of now, they are not. The strategy was that the CDD would continue funding them through the end of the calendar year because the HOA's budget is a calendar year. He firmly believes that this should remain with the CDD.

Mr. Larry Mascera, a member of the public, introduced himself.

Mr. Noakes asked if the HOA expended funds on this. A Board Member stated the HOA financials and budget show funds being expended on wetland maintenance. Mr. Adams stated he was told they wanted it transferred back to the HOA but he believes it belongs with the CDD.

THIRD ORDER OF BUSINESS

Update: Fruitville Road Project

Mr. Quartermaine stated that design of Fruitville Road will proceed and the 90% plans were submitted to the County. He discussed the project scope, design, number of lanes, a roundabout versus a traffic signal, impacts to the CDD's entrance, the County purchasing areas necessary for construction of the road, etc. He noted that the County changed the scope several times, causing delays. Construction of the road can proceed with the anticipation of the County purchasing the necessary properties. Design and permitting should be completed by the fall and bidding will likely follow.

Discussion ensued regarding the County acquiring the necessary properties via purchase or eminent domain, if necessary; general scope of the project; design; extent of the road; flow of the road; traffic volumes; intersections; potential changes to the entrance; etc.

Mr. Quartermaine presented an "Area of Impact" aerial photo, which will be attached to the meeting minutes as an Exhibit.

Regarding the speed limit, Mr. Quartermaine stated the road is being designed for a 45 miles per hour (mph) speed limit.

FOURTH ORDER OF BUSINESS

**Acceptance of the Unaudited Financial
Statements as of March 31, 2025**

**On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor,
the Unaudited Financial Statements as of March 31, 2025, were accepted.**

FIFTH ORDER OF BUSINESS

**Approval of April 9, 2025 Regular Meeting
Minutes**

**On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in
favor, the April 9, 2025 Regular Meeting Minutes, as presented, were
approved.**

SIXTH 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: June 11, 2025 at 11:00 AM [Presentation of FY2026
Proposed Budget]**
 - **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

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

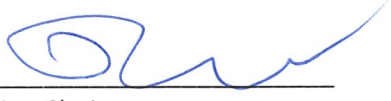
No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

**On MOTION by Ms. Foster and seconded by Mr. Blakley, with all in favor, the
meeting adjourned at 11:36 a.m.**


Secretary/Assistant Secretary


Chair/Vice Chair

EXHIBIT

ROUNABOUT AERIAL PHOTOGRAPH



Saved: 2/25/2025 12:00:16 PM JZCH | Plotted: 2/25/2025 1:09:35 PM JZCH | U:\215618100\civil\drawing\OTC\exhibits\20250224-LL-rd-sight triangle\20241024_roundabout-w-onrd-ssd.dwg\layout