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 June 11, 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	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Chuck Adams	District Manager
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 11:06 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

Mr. John Noakes, a member of the public, asked if there is any cost to the CDD related to the Statewide Mutual Aid Agreement. Mr. Adams stated that the CDD is already a party to the Agreement; the version in the agenda is just a revised and updated version. He stated that the CDD would more likely be the recipient of aid than a giver of aid.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments are anticipated to remain flat.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date; was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-05. The following change was made to the Fiscal Year 2026 Meeting Schedule:

TIME: Change “11:00 AM” to “11:30 AM”

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Acceptance of the Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Weidemiller and seconded by Mr. Leinaweaver, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of May 14, 2025 Regular Meeting Minutes**

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the May 14, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

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

The next meeting will be on July 9, 2025 at 11:30 a.m., rather than at 11:00 a.m.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, authorizing Staff to change the meeting start times from 11:00 a.m., to 11:30 a.m., going forward, and advertise the change, was approved.

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

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in favor, the meeting adjourned at 11:17 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair