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 Public Hearing and Regular Meeting on August 13, 2025 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

Pete Williams	Chair
Sandy Foster	Vice Chair
John Blakley	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shawn Leins (via telephone)	District Engineer
John McKay	Neal Communities
Pam Curran	Neal Communities
John Noakes	Public

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:32 a.m.

Supervisors Foster, Blakley, Williams and Leinaweaver were present. Supervisor Weidemiller was not present.

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

John Noakes, a member of the public, referred to the proposed Performance Measures and voiced his opinion that they are all administrative in nature and asked if there would be operational items, such as irrigation. Mr. Adams stated that these are identical to the Fiscal Year Goals and Objectives; they are designed to fulfill the legislative requirements.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-08. 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.

A Board Member asked if the previously budgeted $32,221 “Irrigation pump maintenance” line item was consolidated into the other irrigation expenses. Mr. Adams replied affirmatively; it was done primarily to simplify accounting of the irrigation related expenses.

The Public Hearing was opened.

No affected property owners or members of the public spoke.

The Public Hearing was closed.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-09.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

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

The financials were accepted.

SEVENTH ORDER OF BUSINESS **Approval of July 9, 2025 Regular Meeting Minutes**

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the July 9, 2025 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: September 10, 2025 at 11:30 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

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Blakley and seconded by Ms. Foster, with all in favor, the meeting adjourned at 11:42 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT

August 13, 2025

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Secretary/Assistant Secretary

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Chair/Vice Chair