MINUTES OF MEETING
WINDWARD AT LAKEWOOD RANCH

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on October 8, 2025 at 11:30 a.m., at 5800 Lakewood Ranch N 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
John McKay	Neal Communities
Jennifer Villarreal	Neal Communities
John Noakes (via telephone)	Public

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

Mr. Adams called the meeting to order at 11:35 a.m. Supervisors Foster, Blakley, Williams and Leinaweaver were present. Supervisor Weidemiller was not present.

SECOND ORDER OF BUSINESS — **Public Comments**

John Noakes, a member of the public, referred to Supervisor Williams' request for reimbursement of certain expenses and loss of revenue in relation to the pending litigation involving the CDD. In his opinion, reimbursement of travel expenses seems reasonable.

THIRD ORDER OF BUSINESS — **Consideration of Pete Williams' Request for Reimbursement and Loss of Revenue**

Mr. Adams presented Pete Williams' request for reimbursement of certain expenses and loss of revenue in relation to his participation in the upcoming litigation trial involving the CDD and Jon M. Hall Company, LLC. Mr. Williams is seeking reimbursement for travel expenses, such as mileage and/or vehicle rental and potential hotel expenses. He is also seeking payment for loss of revenue if he must miss any Board meetings of other CDDs on which he sits as a paid CDD Board Member.

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, authorizing reimbursement to Pete Williams of his travel-related expenses, such as mileage and/or vehicle rental and potential hotel expenses, and for any loss of revenue related to meetings of other CDDs on which he is a paid CDD Board Member, while participating in the upcoming litigation trial involving the CDD and Jon M. Hall Company, LLC, was approved.

FOURTH ORDER OF BUSINESS **Acceptance of the Unaudited Financial Statements as of August 31, 2025**

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

FIFTH ORDER OF BUSINESS **Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the August 13, 2025 Public Hearing and 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: November 12, 2025 at 11:30 AM**
    - **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)**

Mr. Noakes asked about the Phase 2C infrastructure development. In his opinion, it looks like it is close to being closed. Mr. Adams will request the status and will address it at the next meeting if information is available. Mr. Noakes asked for Hoover Pumps representative or the District Engineer to provide a summary of why the pump maintenance expenses seem high. Mr. Adams will find out and provide a summary at the next meeting.

NINTH 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]

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Secretary/Assistant Secretary

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Chair/Vice Chair