

**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 November 12, 2025 at 11:30 a.m., at 6900 Professional Parkway, Large Conference Room, Sarasota, FL 34240.

**Present:**

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

**Also present:**

Chuck Adams	District Manager
Bobbie Claybrooke	District Engineer
John Noakes (via telephone)	Public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:39 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

John Noakes, a member of the public, asked if the litigation with Jon M. Hall Company, LLC (JMHC) was completed. Mr. Adams stated that it was settled and is over.

Mr. Williams reported that the only thing remaining is a Zoom hearing with the judge regarding the attorney's fees. After jury selection, a settlement was reached with JMHC and, in addition to the amount the CDD will receive, there is a good chance of recovering attorneys' fees as well.

**THIRD ORDER OF BUSINESS**

**Update: Phase 2C Infrastructure  
Development**

Ms. Claybrooke reported that, based on follow-up this morning with Matt Morris' office, the punch list items are being finalized with the contractor. Finalizing and closing out the Phase 2C Infrastructure Development project is underway.

Mr. Noakes asked if any significant invoices need to be paid. It was noted that there is a Construction Funding Agreement such that any funds in excess of the bond proceeds that are needed to complete the project will be funded by the Developer.

**FOURTH ORDER OF BUSINESS**

**Update: Pump Maintenance Expenses**

Mr. Adams stated there are coding issues with the expenses. He discussed the accounts that provide for the supply of irrigation water, delivery of the water, application of the water, etc., and the costs per month and annually for each account. The coding will be corrected, and other changes might be made to alleviate coding issues and streamline the process.

Discussion ensued regarding the overall irrigation system and components and expenses related to repairs and maintenance.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2026-01. Seats 2 and 5, currently held by Sandy Foster, and John Blakley, respectively, will be up for election in the November 2026 General Election.

Seat 4, currently held by Pete Williams will also be up for election in 2026 but remains a Landowner-elected seat.

**On MOTION by Mr. Blakley and seconded by Mr. Leinaweaver, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2025**

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

**SEVENTH ORDER OF BUSINESS**

**Approval of October 8, 2025 Regular Meeting Minutes**

**On MOTION by Ms. Foster and seconded by Mr. Blakley, with all in favor, the October 8, 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: December 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: Non-Agenda Items (limited to 3 minutes per individual)**

No members of the public spoke.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Foster and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 11:53 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair