

**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 January 14, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd. N, 1st Floor Training Room, 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
Barry Mazzone (via telephone)	Wrathell, Hunt and Associates, LLC
John Noakes	Public
John McKay	Neal Communities

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:31 a.m.

Supervisors Williams, Foster, Blakley and Leinaweaver were present. Supervisor Weidemiller was absent.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025 [Posted]**

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

**B. October 1, 2025 - September 30, 2026**

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 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2026-02. Seat 4, currently held by Pete Williams, will also be up for election at the Landowners' Election in 2026. This will be the final Landowners' Election; thereafter, all Seats will be elected via the General Election process.

**On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, Resolution 2026-02, Designating November 11, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd. N, 1st Floor Training Room, Sarasota, Florida 34240 as the Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2025. The financials were accepted.

**SIXTH ORDER OF BUSINESS**

**Approval of November 12, 2025 Regular Meeting Minutes**

**On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the November 12, 2025 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH 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: February 11, 2026 at 11:30 AM**
  - **QUORUM CHECK**

**EIGHTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS**

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

With regard to the construction budgets, John Noakes, a member of the public, asked if the funds from the Jon M. Hall Company, LLC (JMHC) final judgment will go back into the construction budgets, once received. Mr. Adams stated that the CDD has a Funding Agreement with the Developer so those funds will go back to the Developer, as the Developer funded the litigation on behalf of the District. With regard to infrastructure, the Developer is required to complete any infrastructure requirements as a part of the Completion Agreement. Mr. Noakes asked if all bond issues have a Completion Agreement and an Acquisition Agreement specifies that. Mr. Adams replied affirmatively.

A Board Member asked if there was enough retainage to cover it. Mr. Adams stated the CDD is upside down on the retainage. It was noted that the retainage was \$600,000 but the project cost \$800,000 plus to finish, so it was about \$200,000 more than the retainage.

**TENTH 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.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/~~Assistant Secretary~~

  
Chair/~~Vice Chair~~