

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Wednesday, April 9, 2025, at 12:30 p.m.

**5800 Lakewood Ranch Blvd,
Sarasota, FL 34240**

Board Members present:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Blakley	Assistant Secretary
John Leinaweaver	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Kwame Jackson	PFM Group Consulting LLC – ADM	
Tom Panaseney	Neal Communities – Developer	(via phone)
Bobbi Claybrooke	AM Engineering, LLC – District Engineer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Andy Richardson	Neal Land & Neighborhoods - Developer	
Jessica Hamill	TRIAD	

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:31 p.m. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no public comments.

Consent Agenda Items #1 - 5

- 1. Minutes of the March 12, 2025, Board of Supervisors' Meeting**
- 2. Alsco Agreement for Mats with Vistara Logo**
- 3. Payment Authorization Nos. 087 – 089**
- 4. Funding Request Nos. 179 – 181**
- 5. District Financial Statements**

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Consent Agenda items 1 – 5.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Armstrong Estimate for Landscape and Irrigation Installation

Mr. Richardson gave an overview and noted this is for landscaping at the front and rear entryways and along the streets.

Mr. Panaseney stated this is for enhancement of the landscaping and Armstrong was the lowest bidder.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Armstrong Estimate for Landscape and Irrigation Installation.

Review of the List of Prequalified Contractors and Rankings

Ms. Claybrooke gave an overview of the list. She stated three more contractors have been added to the prequalified list and will be able to bid on the Laurel Road CDD improvements. It was noted these contractors are ET Mackenzie, Ryal Golf, and C&M Road Builders. There are now approximately 11 contractors on the prequalified list. The bid packages for the Laurel Road

roadwork will be within the next 30 days. It was noted there are zero-dollar quantities listed because this is only for qualification purposes.

Ms. Snow stated there is a wide disparity in rankings. She questioned whether some of the lower ranked contractors should be removed. Ms. Claybrooke stated this is only for prequalification, but not all of these contractors have to be invited to bid. Ultimately, it is up to the Board to determine who they would like to submit bids.

There was a brief discussion regarding the list of vendors. It was noted there is no harm in having a larger list.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board approved the List of Prequalified Contractors and Rankings.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

Mr. Weidemiller questioned if there were to be quantities listed in the Laurel Road bid. Ms. Claybrooke stated this is construction bid which will have quantities listed. It was noted that the vendors do not come up with their own quantities.

District Manager – Ms. Carvalho reminded the Board that the next meeting is May 14, 2025, which will be the proposed budget meeting. The August meeting will be to adopt the final budget.

Field Manager - Ms. Snow stated the clubhouse is up and running. The Lifestyle Director is working a full-time shift, and programming is taking place more regularly. There will be more collaboration with the Field Services Manager and Lifestyle Manager now that both Sydney and Jessica are on board.

Audience Comments and Supervisor Requests

There were no further comments or requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho called for a motion.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:40 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chair