

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Wednesday, August 13, 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	(via phone)

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Amanda Lane	PFM Group Consulting LLC – District Accountant	
Kwame Jackson	PFM Group Consulting LLC – ADM	
Tom Panaseney	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Sydney Pollock	WTS	(via phone)
Homeowner		(via phone)

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 - 7

- 1. Minutes of July 17, 2025, Board of Supervisors' Rescheduled Meeting**
- 2. Icard Merrill Dirt Purchase and Sale Agreement**
- 3. Impact Proposal for Club at**

- Visterra Mulching
- 4. Impact Proposal for Tree and Plant Replacement
- 5. Payment Authorization Nos. 105 – 106
- 6. Funding Request Nos. 190 – 191
- 7. District Financial Statements

The Board reviewed the consent agenda items.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified the Consent Agenda items 1 – 7.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards

Ms. Carvalho noted this is an annual statutory requirement that began last year. The report will be posted on the website at the end of the year. It was noted these are same overall goals and objectives as last year and these are items the District already does on a regular basis.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards.

Public Hearing on the Adoption of the District's Annual Budget

- 1. Public Comments and Testimony
- 2. Board Comments
- 3. Consideration of Resolution 2025-06, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Carvalho reviewed the Public Hearing process.

There were no public comments.

Ms. Carvalho noted this is the same overall budget that was reviewed by the Board in May. There was an increase in the budget due to Amenity Center now being in full operation. The increase and the assessments have been noticed to all residents. Ms. Carvalho reviewed the budget amounts and the assessment roll.

There were no Board comments.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-06, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds.

**Public Hearing on the Imposition of
Special Assessments**

- 1. Public Comments and
Testimony**
- 2. Board Comments**
- 3. Consideration of Resolution
2025-07, Adopting an
Assessment Roll for Fiscal
Year 2025/2026, and Certifying
Special Assessments for
Collection**

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board opened the Public Hearing on the Imposition of Special Assessments.

Ms. Carvalho noted this Public Hearing is to impose the special assessments to fund the budget that was just approved. She reviewed the resolution and the assessments.
There were no public comments at this time.

There were no Board comments at this time.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board closed the Public Hearing on the Imposition of Special Assessments.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-07, Adopting an Assessment Roll for Fiscal Year 2025/2026, and Certifying Special Assessments for Collection.

**Consideration of Resolution 2025-08,
Adopting the Annual Meeting Schedule
for Fiscal Year 2025/2026**

Ms. Carvalho reviewed the annual meeting schedule exhibit and noted the meetings will be held the second Wednesday of the month, at the same location, at 12:30 p.m.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2025-08, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho reminded the Board that the next meeting is September 10, 2025, at 12:30 p.m., at the same location.

Field Manager - The reports were included in the agenda packet for the Board.

There was a concern noted related to the front entrance of the Amenity Center. It was noted there are dead plants in that area. Ms. Snow noted it is being taken care of. Mr. Jackson noted that one of the proposals approved in the Consent Agenda was for plant replacement in that area. There has also been adjustment to the irrigation system and times in that area.

**Audience Comments and Supervisor
Requests**

Ms. Snow noted that Ms. Pollock is doing a great job with the residents and the events.

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. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:44 p.m.


Secretary / Assistant Secretary
Chairperson / Vice Chair