MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, September 10, 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
Dale Weidemiller	Assistant Secretary
John Leinaweaver	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	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Andy Richardson	Neal Land & Neighborhoods – Developer	
Sydney Pollock	WTS – Lifestyle Director	
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)

FIRST ORDER OF BUSINESS **Administrative Matters**

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:32 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 August 13, 2025, Board of Supervisors' Rescheduled Meeting**
2. **Grau & Associates Auditor**

Engagement Letter
3. Payment Authorization Nos. 107-111
4. Funding Request Nos. 192
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**

Review and Consideration of Forsberg Proposal for Aria Lift Station Modifications

Ms. Claybrooke gave an overview of the proposal. These changes are required now that the district has reached the threshold of units. It was noted that this proposal includes a diesel backup pump.

Mr. Panaseny noted this will be the last required upgrade to the lift associated with Phase 1.

There was a brief discussion regarding the budget related to these improvements. It was noted these lift station upgrades were anticipated in the budget.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Forsberg Proposal for Aria Lift Station Modifications.

Appointment of Committee to Evaluate the Construction Bids for the Laurel Road Widening Project

Ms. Claybrooke gave an overview. It was noted the widening plans are complete, and there will be reimbursement from the State and the County for the work. The requirement is to follow the bidding process by having an evaluation committee for the bids. She noted only the prequalified contractors are invited to bid. She recommended having three to five members on the Committee, with Ms. Claybrooke, Mr. Lydon, the Project Manager, and Mr. Russom, from Neil Communities, being included.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Committee to Evaluate the Construction Bids for the Laurel Road Widening Project, with the recommendations as presented by Ms. Claybrooke.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – Ms. Claybrooke gave an overview of the Phase 2 bids. She noted there were six bidders. Demi Construction was the lowest bidder but did not follow the instructions provided at the pre-bid meeting. It was recommended to move forward with CNM Road Builders.

Mr. Williams noted that Demi Construction has been unresponsive.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Phase 2 Proposal from CNM Road Builders.

District Manager – Ms. Carvalho noted the Field Services will be transitioned to an onsite representative on October 1. She requested a motion to remove the Field Services information that exists within the PFM contract and move it to the contract with the Developer.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Removal of Field Services from the PFM contract and move it to the Developer's contract, pending final details.

Ms. Carvalho reviewed the process of choosing the vendor for Field Services. It was noted the Board will ratify once completed.

There was brief discussion regarding the Board's input regarding the new Field Services vendor.

Ms. Carvalho noted that she will obtain the information from the vendor to be provided at the next Board meeting.

Ms. Carvalho reminded the Board that the next meeting is October 8, 2025, at 12:30 p.m., at the same location.

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

Audience Comments and Supervisor Requests

There was a proposed change for landscaping of the common areas from Southern Land Services to Impact Landscaping.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Proposed Change from Southern Land Services to Impact Landscaping for the Common Areas Landscaping.

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. Blakley, seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:50 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chair