

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday, November 12, 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 Panaseney	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Sydney Pollock	WTS – Lifestyle Director	(via phone)
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)
Jeff Ramer	Neal Land & Neighborhoods – Field Services Operation Manager	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:30 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 October 8, 2025, Board of Supervisors' Meeting**
- 2. Advanced Aquatics Proposal for**

- Midge Fly Treatment at Pond 700
3. Geopoint Proposal for Phase 2 Surveys
 4. Impact Proposal for Common Area Stake Painting and Tree Straightening
 5. NaturZone Proposal for Bee Treatment at Amenity Center
 6. NaturZone Proposal for Millipede Treatment at Amenity Center
 7. Peacock Pavers Proposal for Paver Replacement at Clubhouse
 8. Fiscal Year 2025 Goals & Objectives Annual Reporting Form
 9. Payment Authorization Nos. 115 – 119
 10. District Financial Statements

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda items 1 – 10.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget

Ms. Carvalho noted this amends and balances the budget, and adjusts line items based on actual expenses.

There was brief discussion regarding the amended budget.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget.

Consideration of HVAC Preventative Maintenance Proposals

- Conditioned Plumbing
- Tri-County Air

Ms. Carvalho gave an overview of the proposals and noted these were deferred from the last meeting. The Field Services Operation Manager recommended to proceed with Tri-County Air.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the Board approved the HVAC Preventative Maintenance Proposal from Tri-County Air.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Ms. Claybrooke noted the Laurel Road construction contract has been sent forward and is being reviewed. The goal is to have this sent out to the pre-qualified bidders before Thanksgiving.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for December 10, 2025, at 12:30 p.m.

Field Manager – No report.

Audience Comments and Supervisor Requests

There were no further comments or requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Ms. Snow, seconded by Mr. Weidemiller, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:37 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson