

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Wednesday, December 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
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)
Andy Richardson	Neal Land & Neighborhoods (via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:37 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 the November 12, 2025, Board of Supervisors' Meeting**

2. Florida Fireplace Systems Proposal for Outdoor Fireplace Replacement
3. Impact Proposal for Berm Re-Work
4. Maddtraxx Proposal for Berm Clean-Up
5. Payment Authorization Nos. 120 – 122
6. Funding Request No. 193
7. Series 2021 Requisition Nos. 165 – 180
8. District Financial Statements

The Board reviewed the consent agenda items.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaiver, with all in favor, the Board approved the Consent Agenda items 1 – 8.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Consulting Agreement with Dale Weidemiller

*Mr. Weidemiller recused himself from the meeting for this discussion.

Mr. Williams requested Form 8B be emailed to Mr. Weidemiller.

Mr. Williams gave an overview. It was noted Mr. Neal made the request for this consulting agreement. Mr. Weidemiller will keep an overview of the project for widening Laurel Road, related change orders, and any change of language related to the documents. This will help with acceptance by the County. It was noted these duties are beyond the scope of the engineer.

There was brief discussion regarding the agreement. It was noted the agreement will be in place for the duration of the Laurel Road widening project. It is estimated to take less than two years, (18 months to substantial completion and just under 20 months for final completion). The project is currently paused, until a contract is approved.

There was recommendation to change the wording of the agreement to include a benchmark for completion of the agreement, which will be the final completion of the project. This cost will be under the construction budget.

There was brief discussion regarding the cost of the agreement and the recent litigation in another Neal Communities project.

Mr. Williams gave an overview of Form 8B and conflict of interest. It was noted Mr. Weidemiller will declare and file the Form 8B. In addition, he will be allowed to vote.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Consulting Agreement with Dale Weidemiller, with amending the contract termination provision to state upon completion of the project and acceptance of the project by Sarasota County.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for January 14, 2026, at 12:30 p.m. It was noted the Interlocal Agreement, and the Field Services Operations Manager Agreement are in progress.

Field Services Operation Manager – No report.

Lifestyle Director – Ms. Snow noted e-bikes have been purchased for use by the community.

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 Mr. Williams, seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:57 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson