

Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<https://laurelroadcdd.com/>

The following is the agenda for the Board of Supervisors' Meeting of the Laurel Road Community Development District scheduled to be held **Wednesday, January 14, 2026, at 12:30 P.M. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.**

Dial-In: 1-844-621-3956 Access Code: 2536 634 0209
<https://pfcmcdd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

1. Consent Agenda

1. Minutes of the December 10, 2025, Board of Supervisors' Meeting
2. Consulting Agreement with Dale Weidemiller
3. FEDCO Proposal for Bores for Amenity Lighting
4. Point Break Surveying Proposal for Phase 2 Platting
5. Tri County Air Proposal for Clubhouse AC Repair
6. Payment Authorization Nos. 123 – 127
7. Funding Request No. 194 – 195
8. District Financial Statements

Business Matters

2. Review and Acceptance of Form 8B from Dale Weidemiller

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: February 11, 2026
- Field Services Operation Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



Laurel Road Community Development District

Consent Agenda



Laurel Road Community Development District

**Minutes of the December 10, 2025, Board of
Supervisors' Meeting**

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 Leinaweafer	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



Laurel Road Community Development District

Consulting Agreement with Dale Weidemiller

CONSULTING AGREEMENT

This Consulting Agreement (the "Agreement") is effective as of November 1, 2025 (the "Effective Date") between:

CLIENT: Laurel Road Community Development District **Address:** 3501 Quadrangle Boulevard Suite 270 Orlando, Florida 32819 (Tel: 407-723-5900) (*Hereinafter "Client"*)

AND

CONSULTANT: Dale Weidemiller **Address:** 6730 Haverhill Court, Bradenton, Florida 34202 (Tel: 941-713-1116) (*Hereinafter "Consultant"*)

1. PREAMBLE / RECITALS

1.1. Project Context: This Agreement is executed in the context of the Laurel Road expansion project, which involves coordination between multiple governmental agencies, including **Sarasota County, the City of Venice, the Florida Department of Transportation (FDOT)**, and the Client (Laurel Road Community Development District).

1.2. Consultant Expertise: The Consultant possesses **forty (40) years of experience** in the field of communication and management related to complex infrastructure projects.

Furthermore, the Consultant has significant prior experience working directly with the four aforementioned governmental agencies involved in this Project.

1.3. Purpose: Given the context outlined above, the Client desires to retain the specialized advisory services of the Consultant concerning the complex inter-agency coordination of the Project, and the Consultant agrees to provide such services on the terms and conditions set forth herein.

2. SERVICES AND TERM

2.1. Services: The Consultant agrees to provide the services described in the attached **Exhibit A** (the "Services"). **2.2. Term:** This Agreement begins on the Effective Date and continues until the Services are completed or until terminated by either Party as provided herein.

3. COMPENSATION

3.1. Fees: The Client shall pay the Consultant a fee of \$195.00 per hour for the Services. **3.2. Invoicing:** The Consultant shall submit invoices monthly. Payment is due within 15 days of receipt. **3.3. Expenses:** Client shall reimburse Consultant for pre-approved, reasonable expenses with documentation.

4. INDEPENDENT CONTRACTOR STATUS

The Consultant is an independent contractor and not an employee, partner, or agent of the Client. The Consultant is solely responsible for all taxes and liabilities related to the fees paid under this Agreement. The Client will not provide employee benefits.

5. CONFIDENTIALITY AND OWNERSHIP (IP)

5.1. Confidentiality: Both Parties agree to treat all non-public information received from the other Party as strictly confidential and will not disclose it to any third party without written consent, except as required by law. **5.2. Ownership of Work:** All ideas, works of authorship, and deliverables created by the Consultant during the performance of the Services (the "Work Product") shall be deemed "works made for hire." **The Consultant hereby irrevocably assigns to the Client** all rights, title, and interest, including all copyrights and intellectual property rights, in and to the Work Product upon full payment of fees. The Consultant retains ownership of any pre-existing tools or methods incorporated into the Work Product.

6. TERMINATION AND GOVERNING LAW

6.1. Termination: Either Party may terminate this Agreement upon **30 days'** written notice to the other Party. The Client will pay for all Services completed up to the termination date. **6.2. Governing Law:** This Agreement shall be governed by the laws of the State of **Florida**.

SIGNATURES

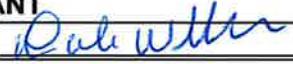
CLIENT	CONSULTANT
Signature: 	Signature: 
Name: Pete Williams	Name: Dale Weidemiller
Date: 12/10/25	Date: 12/10/25

EXHIBIT A - SCOPE OF WORK

1. Project Title: Laurel Road Expansion

2. Project / Task Description:

- **Service:** Provide ongoing consultation, strategic suggestions, and recommendations to the Client's project team regarding the Laurel Road expansion, with a specific focus on governmental agencies involved. **The Consultant's advice shall be strictly advisory and recommendation-only.**
- **Deliverable: Monthly Consulting Report** key findings, and recommendations for the month.

3. Timeline: Commencing December 10, 2025. The Term continues until the final payment is made to the project contractor, and the project is accepted by Sarasota County, Florida.



Laurel Road Community Development District

FEDCO Proposal for Bores for Amenity Lighting

FEDCO Communications and Utilities, LLC.

1882 Porter Lake Dr #100 Sarasota FL 34240 · (941) 809-2914

DATE: 12/19/2025
PROPOSAL: DB-VIS1B-01
AMOUNT: \$2,347.50

NEAL COMMUNITIES
5800 LAKWOOD RANCH BLVD
SARASOTA, FL 34202

VISCDDP1 - Conduit

**PROPOSAL
VISTERA
DIRECTIONAL BORES
PH1B
NOKOMIS, FL**

RE: CHARGES FOR 1 DIRECTIONAL BORE AT VISTERA

PROPOSED BORE #8 (REF# PD3061): 105' OF 1X2" AT \$11.50/FT:	\$1,207.50
JOB MANAGEMENT / BORE PLANNING: 2 HR(S) AT \$ 120.00 /HR	\$240.00
BORE TIE-INS (2 PER BORE) 2X AT \$ 50.00 /EA	\$100.00
CREW AND EQUIPMENT MOBILIZATION:	\$800.00

AMOUNT FOR THIS PROPOSAL: \$2,347.50

PAYMENT TERMS: UPON COMPLETION



12/19/2025

Allan S. Feder,

DATE

FEDCO COMMUNICATIONS AND UTILITIES, LLC



12/19/25

NEAL COMMUNITIES

SIGNAGE AND STRIPPING NOTES:

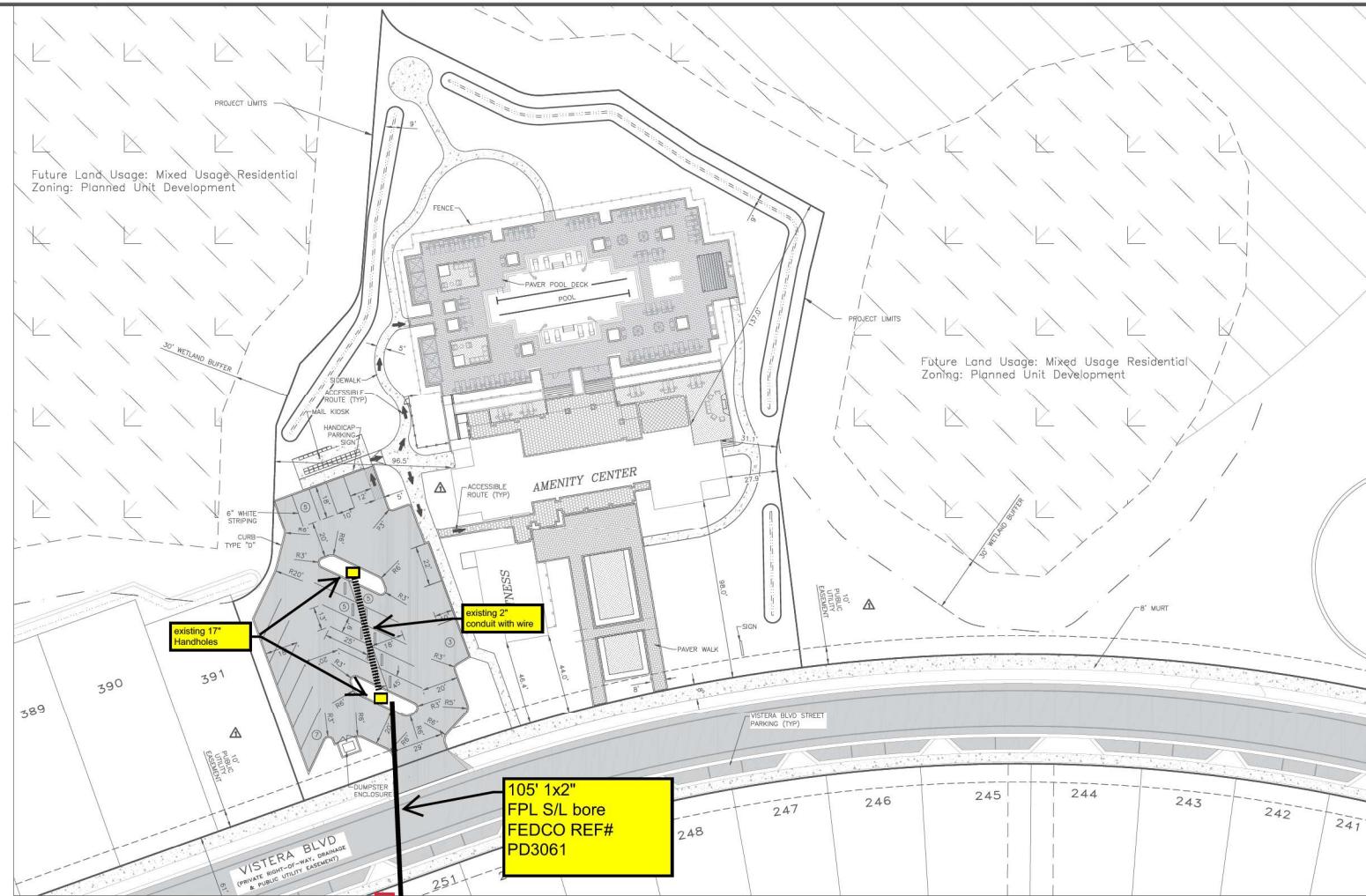
1. STRIPING AND SIGNAGE SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FOOT STANDARD INDEX DRAWINGS (LATEST EDITION) FOR SUCH.
2. HANDICAP PARKING MARKINGS AND STRIPING SHALL BE THERMOPLAST IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
3. STANDARD PARKING STALL LINES SHALL USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
4. ALL SIGN SHALL BE INSTALLED BY OWNER.
5. ALL SIGN RETROREFLECTIVITY MUST MEET THE RETROREFLECTIVITY REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD.
6. ALL PAVEMENT MARKINGS SHALL MEET THE RETROREFLECTIVITY REQUIREMENTS OF THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE CIVIL AVIATION AUTHORITY CERTIFICATION IS NOT APPLICABLE.
7. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MUTCD, FOOT DESIGN STANDARDS, AND THE CITY OF NORTH PORT TRANSPORTATION DEPARTMENT - ROADWAY, TRAFFIC & STORMWATER STANDARDS.
8. ALL CURB RAMPS SHALL PROVIDE DETECTABLE WARNING STRIP(S) PER FOOT STANDARD INDEX NO. 522-002, AND BE FLUSH SHOULDER, "CR-A" UNLESS OTHERWISE NOTED.
9. CONCRETE SIDEWALKS SHALL BE FIBER REINFORCED.
10. WHEEL STOPS SHALL BE INSTALLED AT EACH PARKING STALL AND SHALL BE PLACED 2 FT FROM EDGE OF PROPOSED SIDEWALK.

PARKING REQUIRED:

AMENITY AREA (MINUS STORAGE AND PORCHES)	4,977 SF
PARKING REQUIREMENT (PER CITY OF VENICE CODE)	5 SPACES/1,000 SF
PARKING REQUIRED	25 SPACES

PARKING PROVIDED:

ON-SITE / OFF-STREET	25 SPACES
ON-STREET PARKING (ALONG VISTERA BLD)	62 SPACES
TOTAL PARKING PROVIDED	87 SPACES



MF	02/20/23	ADDRESS CITY S&D COMMENTS
MF	04/05/23	ADDRESS CITY S&D COMMENTS

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE-CALL CENTER OF THE EXACT LOCATION AND DATE OF THE PROPOSED WORK, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

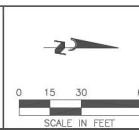
DATE: 08/19/22

AMENITY CENTER PERMITTING



Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334



BORDER ROAD INVESTMENTS, LLC
VISTERA OF VENICE
MASTER SITE PLAN

PROPERTY LINE
1"=30'
GROSS AREA
N/A
GROSS DEEP
NGVD 1929
DATE
NEAL0016
GROSS SURFACE
3A

BOBBY R. CLAYBROOK, P.E.
DATE
R0804, E. No. 90804



Laurel Road Community Development District

Point Break Surveying Proposal for Phase 2 Platting

POINT BREAK SURVEYING

8111 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
Fax: 941-378-0058

December 19, 2025

Laurel Road CDD
5824 Lakewood Ranch Blvd **VISCDPP2 - Plats**
Sarasota, FL 34240

RE: VISTERA OF VENICE PHASE 2 PLAT

We are pleased to present our proposal outlining the scope of services for Neal Communities. Point Break Surveying possesses the requisite experience and a highly skilled workforce to implement these tasks efficiently and cost-effectively. Should you have any questions or wish to discuss modifications to the scope of the associated costs in order to better align with your requirements, please do not hesitate to contact us.

****Scope of Services:** ** The scope may encompass the following areas:

- Project Management
- Preparation of a subdivision plat for 190 lots
- Boundary Surveying
- Establishment of Permanent Reference Monuments (PRMs)

The total fee for these services is \$18,000. This fee is guaranteed for a period of three months from the date of this proposal.

****Please Note:** ** Upon receipt of the requisite information, including the Phase 1 plat, boundary line work, and the engineer's line work for Phase 2 details, we estimate that it will take approximately 60 days to prepare the initial draft for submission to the county. We look forward to the opportunity to collaborate with you on this project.

Sincerely,

Jeff Morrow, PSM

A handwritten signature in blue ink, appearing to read "Jeff Morrow". To the right of the signature is the date "12/19/25" written in blue ink.



Laurel Road Community Development District

**Tri County Air Proposal
for Clubhouse AC Repair**



Tri County Air
1080 Enterprise Court
North Venice, FL 34275
(941) 485-2222

Estimate 338719543
Job 308013709
Estimate Date 12/17/2025
Customer PO

Vistera - O&M

Billing Address
Laurel Road CDD
3501 Quadrangle Blvd. #Suite 270
Orlando, FL 32817 USA

Job Address
Laurel Road CDD
321 Vistera Boulevard
Nokomis, FL 34275 USA

Estimate Details

Unit #1 : Replaced failed compressor with txv

Service #	Description	Quantity
Trip-Ret	Trip charge to return to property for repair or service	1.00
Refrigerant	Labor to replace failed warranty refrigerant component. Furnish and install new OEM refrigerant	1.00
Warranty T-4.50	component (covered under parts warranty), pressure test, evacuate system, recharge (task code does not cover refrigerant), test operation of the system, and process warranty.	
Refrigerant 2nd Man T-1.00	Strenuous Scenario Additional technician to help complete refrigeration repair.	1.00
FRE008T	Simple Scenario R410A Refrigerant per pound	12.00
Non-Truck Stock Part	I/D TXV	1.00
		Member Savings \$362.62
		Sub-Total \$3,251.60
		Tax \$0.00
		Total \$3,251.60
		Est. Financing \$98.43

Thank you for choosing Tri Country Air and remember...No matter what the weather, Tri County makes it better!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Tri County Air Conditioning and Heating, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Don 12/19/25



Laurel Road Community Development District

Payment Authorization Nos. 123 – 127

PA #	Description	Amount	Total
123	Advanced Aquatic Services	\$ 2,400.00	
		\$ 1,888.00	
	Alesco Uniforms	\$ 69.56	
	Clean Sweep Parking Lot Maintenance	\$ 950.00	
	Comcast Business	\$ 194.95	
	Doody Free 941	\$ 234.00	
	FPL	\$ 3,246.25	
	Gannett Florida LocalIQ	\$ 161.50	
	GreatAmerica Financial Services	\$ 369.16	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 1,888.00	
		\$ 3,635.41	
	Jan-Pro of Manasota	\$ 1,323.67	
	KVO - Retail & Rentals	\$ 8,195.92	
	NaturZone	\$ 210.00	
	Neal Land & Neighborhoods	\$ 3,375.00	
	PFM Group Consulting	\$ 5,600.00	
		\$ 4,625.00	
	Pye Barker Fire & Safety	\$ 1,100.00	
	Safetouch	\$ 1,538.46	
		\$ 2,034.55	
	S & G Pools	\$ 1,552.00	
	Tyree Brown, Arborist	\$ 500.00	
	Valley	\$ 3,195.09	
	Vglobal Tech	\$ 160.00	
	WTS International	\$ 497.95	
		\$ 2,177.50	
		\$ 2,177.97	
		\$ 282.96	
		\$ 330.75	
		\$ 2,497.04	
		\$71,645.36	
124	Alesco Uniforms	\$ 69.56	
	Daystar Exterior Cleaning	\$ 1,530.00	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Verizon Business	\$ 74.90	
	Vogler Ashton	\$ 1,314.00	
	WTS International	\$ 2,329.45	
		\$6,317.91	
125	City of Venice	\$ 2,083.88	
		\$ 7.28	
		\$ 19.42	
		\$ 232.80	
		\$ 13.49	
		\$ 151.26	
		\$ 677.48	
		\$ 214.56	
		\$ 3.80	
		\$ 3,851.78	
		\$ 480.51	
		\$ 133.60	
	Comcast Business	\$ 194.95	
	Dex Imaging	\$ 34.29	
	FPL	\$ 29.81	
		\$ 2,408.42	
		\$ 44.24	
		\$ 48.25	
	Impact Landscaping & Irrigation	\$ 973.00	
		\$ 2,807.50	
	Tri County Air	\$ 1,859.40	
		\$16,269.72	
126	Alesco Uniforms	\$ 69.56	
	Comcast Business	\$ 1,463.91	
	Floridian Environmental Landscape	\$ 3,200.00	
	Navitas Credit Corp	\$ 2,465.17	
	PFM Group Consulting	\$ 250.00	
	TECO	\$ 43.88	
	Tyree Brown	\$ 500.00	
	WTS International	\$ 36.26	
		\$8,028.78	
127	Advanced Aquatic Services	\$ 1,888.00	
	Comcast Business	\$ 194.95	
	Doody Free 941	\$ 234.00	
	FPL	\$ 3,246.25	
	Gannett Florida LocalIQ	\$ 158.75	
	GreatAmerica Financial Services	\$ 447.51	
	Impact Landscaping & Irrigation	\$ 1,986.00	
		\$ 3,635.41	
	NaturZone	\$ 210.00	
	Safetouch	\$ 2,034.55	
		\$ 1,538.46	
	S & G Pools	\$ 1,552.00	
	TieTechnology	\$ 73.38	
		\$ 73.38	
	US Bank	\$ 3,536.60	
		\$ 709.65	
	Valley	\$ 2,219.83	
		\$23,638.72	
	Total	\$125,900.49	



Laurel Road Community Development District

Funding Request No. 194 – 195

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 194 - 195

FR #	Description	Amount	Total
194	Kimley-Horn and Associates	\$ 5,763.46	
			\$5,763.46
195	Kimley-Horn and Associates	\$ 1,464.40	
			\$1,464.40
		Total	\$7,227.86



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

November 2025 Financial Package

November 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



Laurel Road CDD
Statement of Financial Position
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Assets					
Current Assets					
General Checking Account	\$ 418,828.39				\$ 418,828.39
Accounts Receivable	274.48				274.48
On-Roll Assessments Receivable	405,787.14				405,787.14
Off-Roll Assessments Receivable	128,796.41				128,796.41
Prepaid Expenses	70.58				70.58
Deposits	4,350.00				4,350.00
On-Roll Assessments Receivable		\$ 507,703.91			507,703.91
Due From Other Funds		139,389.99			139,389.99
Series 2021A1 Debt Service Reserve		326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		93,203.12			93,203.12
Series 2021A Revenue		87,387.98			87,387.98
Series 2021A2 Interest		11.47			11.47
Series 2021A1 Prepayment		162.66			162.66
Series 2021A2 Prepayment		6,736.83			6,736.83
Accounts Receivable - Due from Developer			\$ 19,792.75		19,792.75
Series 2021A Acquisition/Construction			33,528.54		33,528.54
Deposits			50.00		50.00
Total Current Assets	\$ 958,107.00	\$ 1,161,467.84	\$ 53,371.29	\$ -	\$ 2,172,946.13
Investments					
Amount Available in Debt Service Funds				\$ 514,373.94	\$ 514,373.94
Amount To Be Provided				15,210,626.06	15,210,626.06
Total Investments	\$ -	\$ -	\$ -	\$ 15,725,000.00	\$ 15,725,000.00
Total Assets	\$ 958,107.00	\$ 1,161,467.84	\$ 53,371.29	\$ 15,725,000.00	\$ 17,897,946.13



Laurel Road CDD
Statement of Financial Position
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 253,175.21				\$ 253,175.21
Deferred Revenue	534,843.55				534,843.55
Deferred Revenue		\$ 507,703.91			507,703.91
Accounts Payable			\$ 43,388.76		43,388.76
Retainage Payable			91,992.19		91,992.19
Deferred Revenue			19,792.75		19,792.75
Total Current Liabilities	<u>\$ 788,018.76</u>	<u>\$ 507,703.91</u>	<u>\$ 155,173.70</u>	<u>\$ -</u>	<u>\$ 1,450,896.37</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 15,725,000.00	\$ 15,725,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,725,000.00</u>	<u>\$ 15,725,000.00</u>
Total Liabilities	<u>\$ 788,018.76</u>	<u>\$ 507,703.91</u>	<u>\$ 155,173.70</u>	<u>\$ 15,725,000.00</u>	<u>\$ 17,175,896.37</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (16,545.33)				\$ (16,545.33)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	60,489.66				60,489.66
Net Assets, Unrestricted		\$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		(488,239.28)			(488,239.28)
Net Assets, Unrestricted			\$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			(2,227.64)		(2,227.64)
Total Net Assets	<u>\$ 170,088.24</u>	<u>\$ 653,763.93</u>	<u>\$ (101,802.41)</u>	<u>\$ -</u>	<u>\$ 722,049.76</u>
Total Liabilities and Net Assets	<u>\$ 958,107.00</u>	<u>\$ 1,161,467.84</u>	<u>\$ 53,371.29</u>	<u>\$ 15,725,000.00</u>	<u>\$ 17,897,946.13</u>



Laurel Road CDD
Statement of Activities
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Revenues					
On-Roll Assessments	\$ 115,881.41				\$ 115,881.41
Off-Roll Assessments	128,796.41				128,796.41
Other Income & Other Financing Sources	788.17				788.17
On-Roll Assessments		\$ 144,985.96			144,985.96
Other Assessments		65,904.77			65,904.77
Total Revenues	\$ 245,465.99	\$ 210,890.73	\$ -	\$ -	\$ 456,356.72
Expenses					
Supervisor Fees	\$ 2,000.00				\$ 2,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	709.65				709.65
Management	9,250.00				9,250.00
Travel and Per Diem	36.26				36.26
Postage & Shipping	0.74				0.74
Legal Advertising	191.75				191.75
Miscellaneous	65.37				65.37
Web Site Maintenance	320.00				320.00
Holiday Decorations	22,936.03				22,936.03
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	8,976.87				8,976.87
Resident Services	3,178.37				3,178.37
Electric	173.01				173.01
Clubhouse Electric	3,891.61				3,891.61
Clubhouse Water	4,524.74				4,524.74
Water Reclaimed	113.67				113.67
Stormwater Management	4,630.07				4,630.07
Amenity - Telephone	221.66				221.66
Amenity - Cable TV / Internet / Wi-Fi	3,488.85				3,488.85
Amenity - Landscape Maintenance	6,590.82				6,590.82
Amenity - Irrigation Repairs	480.00				480.00
Amenity - Pool Maintenance	3,104.00				3,104.00
Amenity - Janitorial	5,764.31				5,764.31
Amenity - Pest Control	903.55				903.55
Amenity - Fitness Equipment Leasing	4,930.34				4,930.34
Amenity - Security	7,577.62				7,577.62
Amenity - Office Equipment Leasing	627.79				627.79
Amenity - Capital Outlay	77.04				77.04
Amenity - Miscellaneous	443.00				443.00
Amenity - Gas	69.17				69.17
Amenity - Operations	541.25				541.25
Amenity - Fireplaces and Barbecue	16.65				16.65



Laurel Road CDD
Statement of Activities
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Gate Internet Service	\$ 896.77				\$ 896.77
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00
Other Insurance	500.00				500.00
Irrigation	4,817.00				4,817.00
Lake Maintenance	3,776.00				3,776.00
Landscaping Maintenance & Material	25,004.34				25,004.34
Landscape Improvements	72.94				72.94
Fertilizer / Pesticides	2,880.00				2,880.00
Contingency	532.00				532.00
Lake Bank Mowing	3,972.00				3,972.00
Gate - Repairs & Maintenance	225.00				225.00
Dog Waste Stations	468.00				468.00
Street Sweeping	950.00				950.00
Streetlights	2,754.39				2,754.39
Series 2021 A2 Principal Payments		\$ 435,000.00			435,000.00
Series 2021 A1 Interest Payments		198,721.25			198,721.25
Series 2021 A2 Interest Payments		69,296.88			69,296.88
Contingency			\$ 2,574.81		2,574.81
Total Expenses	\$ 185,563.63	\$ 703,018.13	\$ 2,574.81	\$ -	\$ 891,156.57
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 587.30				\$ 587.30
Dividend Income		\$ 3,888.12			3,888.12
Dividend Income			\$ 347.17		347.17
Total Other Revenues (Expenses) & Gains (Losses)	\$ 587.30	\$ 3,888.12	\$ 347.17	\$ -	\$ 4,822.59
Change In Net Assets	\$ 60,489.66	\$ (488,239.28)	\$ (2,227.64)	\$ -	\$ (429,977.26)
Net Assets At Beginning Of Year	\$ 109,598.58	\$ 1,142,003.21	\$ (99,574.77)	\$ -	\$ 1,152,027.02
Net Assets At End Of Year	\$ 170,088.24	\$ 653,763.93	\$ (101,802.41)	\$ -	\$ 722,049.76



Laurel Road CDD
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	\$ 115,881.41	\$ 86,944.76	\$ 28,936.65	\$ 521,668.55	22.21%
Off-Roll Assessments	128,796.41	42,932.14	85,864.27	257,592.82	50.00%
Other Income & Other Financing Sources	788.17	-	788.17	-	
Carryforward Cash	14,541.67	14,541.67	-	87,250.00	16.67%
Net Revenues	\$ 260,007.66	\$ 144,418.57	\$ 115,589.09	\$ 866,511.37	30.01%
General & Administrative Expenses					
Supervisor Fees	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 12,000.00	16.67%
Public Officials' Liability Insurance	2,870.00	519.03	2,350.97	3,114.20	92.16%
Trustee Services	709.65	707.39	2.26	4,244.31	16.72%
Management	9,250.00	9,250.00	-	55,500.00	16.67%
Field Management	-	2,500.00	(2,500.00)	15,000.00	0.00%
Engineering	-	1,000.00	(1,000.00)	6,000.00	0.00%
Disclosure	-	166.67	(166.67)	1,000.00	0.00%
District Counsel	-	3,333.33	(3,333.33)	20,000.00	0.00%
Assessment Administration	-	916.67	(916.67)	5,500.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	125.00	0.00%
Audit	-	950.00	(950.00)	5,700.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Tax Preparation	-	10.54	(10.54)	63.24	0.00%
Travel and Per Diem	36.26	83.33	(47.07)	500.00	7.25%
Telephone	-	116.67	(116.67)	700.00	0.00%
Postage & Shipping	0.74	83.33	(82.59)	500.00	0.15%
Legal Advertising	191.75	916.67	(724.92)	5,500.00	3.49%
Miscellaneous	65.37	166.66	(101.29)	1,000.00	6.54%
Office Supplies	-	83.33	(83.33)	500.00	0.00%
Web Site Maintenance	320.00	520.00	(200.00)	3,120.00	10.26%
Holiday Decorations	22,936.03	4,166.67	18,769.36	25,000.00	91.74%
IT Services	-	83.33	(83.33)	500.00	0.00%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
Lifestyle & Maintenance Staff	8,976.87	9,049.13	(72.26)	54,294.80	16.53%
Resident Services	3,178.37	1,249.73	1,928.64	7,498.40	42.39%
Total General & Administrative Expenses	\$ 50,710.04	\$ 38,005.81	\$ 12,704.23	\$ 228,034.95	22.24%



Laurel Road CDD
 Budget to Actual
 For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 129.76	\$ 1,250.00	\$ (1,120.24)	\$ 7,500.00	1.73%
Water Reclaimed	85.25	625.00	(539.75)	3,750.00	2.27%
Stormwater Management	4,630.07	333.33	4,296.74	2,000.00	231.50%
Wetland Mitigation	-	1,500.00	(1,500.00)	9,000.00	0.00%
Equipment Rental	-	187.50	(187.50)	1,125.00	0.00%
Gate Internet Service	896.77	333.33	563.44	2,000.00	44.84%
General Insurance	2,631.00	475.67	2,155.33	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	2,532.63	24,713.37	15,195.75	179.30%
Other Insurance	500.00	-	500.00	-	-
Irrigation - Repair and Maintenance	3,612.75	3,120.00	492.75	18,720.00	19.30%
Lake Maintenance	2,832.00	3,000.00	(168.00)	18,000.00	15.73%
Landscaping Maintenance & Material	18,753.26	17,722.01	1,031.25	106,332.03	17.64%
Landscape Improvements	54.71	2,500.00	(2,445.30)	15,000.00	0.36%
Fertilizer / Pesticides	2,160.00	2,160.00	-	12,960.00	16.67%
Contingency	532.00	2,900.00	(2,368.00)	17,400.00	3.06%
Lake Bank Mowing	3,972.00	-	3,972.00	-	-
Gate - Repairs & Maintenance	225.00	583.33	(358.33)	3,500.00	6.43%
Mulch	-	833.33	(833.33)	5,000.00	0.00%
Storm Cleanup	-	1,250.00	(1,250.00)	7,500.00	0.00%
Storm Landscape Replacement	-	1,875.00	(1,875.00)	11,250.00	0.00%
Security Monitoring	-	5,000.00	(5,000.00)	30,000.00	0.00%
Dog Waste Stations	468.00	468.00	-	2,808.00	16.67%
Mailbox Maintenance	-	33.33	(33.33)	200.00	0.00%
Capital Expenditures	-	1,250.00	(1,250.00)	7,500.00	0.00%
Street Sweeping	950.00	2,000.00	(1,050.00)	12,000.00	7.92%
Lighting	-	125.00	(125.00)	750.00	0.00%
Streetlights - Leasing	2,065.79	5,040.00	(2,974.21)	30,240.00	6.83%
Bike Share Maintenance	-	416.67	(416.67)	2,500.00	0.00%
Golf Cart Maintenance	-	187.50	(187.50)	1,125.00	0.00%
Total Field Expenses (Inside the Gate; Only SF)	\$ 71,744.35	\$ 57,701.63	\$ 14,042.72	\$ 346,209.78	20.72%
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 43.25	\$ 416.67	\$ (373.42)	\$ 2,500.00	1.73%
Water Reclaimed	28.42	208.33	(179.91)	1,250.00	2.27%
Equipment Rental	-	62.50	(62.50)	375.00	0.00%
General Insurance	877.00	158.56	718.44	951.34	92.19%
Property & Casualty Insurance	9,082.00	844.21	8,237.79	5,065.25	179.30%
Irrigation - Repair and Maintenance	1,204.25	1,040.00	164.25	6,240.00	19.30%
Lake Maintenance	944.00	1,000.00	(56.00)	6,000.00	15.73%
Landscaping Maintenance & Material	6,251.09	5,907.34	343.75	35,444.01	17.64%
Landscape Improvements	18.24	833.33	(815.10)	5,000.00	0.36%
Fertilizer / Pesticides	720.00	720.00	-	4,320.00	16.67%
Storm Cleanup	-	416.67	(416.67)	2,500.00	0.00%
Storm Landscape Replacement	-	625.00	(625.00)	3,750.00	0.00%
Capital Expenditures	-	416.67	(416.67)	2,500.00	0.00%
Lighting	-	41.67	(41.67)	250.00	0.00%
Streetlights - Leasing	688.60	1,680.00	(991.40)	10,080.00	6.83%
Golf Cart Maintenance	-	62.50	(62.50)	375.00	0.00%
Total Field Expenses (Outside the Gate; MF)	\$ 19,856.84	\$ 14,433.45	\$ 5,423.39	\$ 86,600.59	22.93%



Laurel Road CDD
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Clubhouse Electric	\$ 3,891.61	\$ 1,666.67	\$ 2,224.94	\$ 10,000.00	38.92%
Clubhouse Water	4,524.74	2,500.00	2,024.74	15,000.00	30.16%
Amenity - Telephone	221.66	1,460.00	(1,238.34)	8,760.00	2.53%
Amenity - Cable TV / Internet / Wi-Fi	3,488.85	2,166.67	1,322.18	13,000.00	26.84%
Amenity - Landscape Maintenance	6,590.82	3,333.33	3,257.49	20,000.00	32.95%
Amenity - Irrigation Repairs	480.00	1,666.67	(1,186.67)	10,000.00	4.80%
Amenity - Pool Maintenance	3,104.00	3,104.00	-	18,624.00	16.67%
Amenity - Pool Equipment	-	166.67	(166.67)	1,000.00	0.00%
Amenity - Cleaning	5,764.31	6,433.33	(669.02)	38,600.00	14.93%
Amenity - Pest Control	903.55	1,000.00	(96.45)	6,000.00	15.06%
Amenity - Fitness Equipment Leasing	4,930.34	5,030.34	(100.00)	30,182.04	16.34%
Amenity - Security Monitoring	7,577.62	1,016.67	6,560.95	6,100.00	124.22%
Amenity - Office Equipment Leasing	627.79	833.33	(205.54)	5,000.00	12.56%
Amenity - Capital Outlay	77.04	1,250.00	(1,172.96)	7,500.00	1.03%
Amenity - Miscellaneous	443.00	416.67	26.33	2,500.00	17.72%
Amenity - A/C Maintenance and Equipment	-	250.00	(250.00)	1,500.00	0.00%
Amenity - Gas	69.17	233.33	(164.16)	1,400.00	4.94%
Amenity - Access Control Maintenance	-	250.00	(250.00)	1,500.00	0.00%
Amenity - Operations	541.25	1,333.33	(792.08)	8,000.00	6.77%
Amenity - Fireplaces and Barbecue	16.65	166.67	(150.02)	1,000.00	1.67%
Total Vistera - Amenity Expenses	\$ 43,252.40	\$ 34,277.68	\$ 8,974.72	\$ 205,666.04	21.03%
Total Expenses	\$ 185,563.63	\$ 144,418.57	\$ 41,145.06	\$ 866,511.36	21.42%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 587.30	\$ -	\$ 587.30	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 587.30	\$ -	\$ 587.30	\$ -	
Net Income (Loss)	\$ 75,031.33	\$ -	\$ 75,031.33	\$ -	



Laurel Road Community Development District

**Review and Acceptance of Form 8B
from Dale Weidemiller**

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Weidemiller, Dale, Elmer	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Laurel Road CDD
MAILING ADDRESS 6730 Haverhill Court	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Bradenton	COUNTY Manatee
DATE ON WHICH VOTE OCCURRED 12/10/2025	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Dale E Weidemiller _____, hereby disclose that on December 10 _____, 20 25 :

(a) A measure came or will come before my agency which (check one or more)

inured to my special private gain or loss;
 inured to the special gain or loss of my business associate, _____;
 inured to the special gain or loss of my relative, _____;
 inured to the special gain or loss of _____, by whom I am retained; or
 inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I have been retained by the CDD to consult with the Laurel Road Expansion group to provide guidance, and communication between the CDD and Project to promote timely communication and decision making making the Project in a manner beneficial to the CDD.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

December 22, 2025

Date Filed

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Laurel Road Community Development District

Staff Reports



VISTERA OF VENICE

Year In Review 2025

*Submitted by: Sydney Pollock, Lifestyle Director
Alex Murphy, Senior Regional Director, Lifestyle & Residential*

Year In Review

320

MINDBODY RSVP'S
(LAUNCHED JUNE
2025)

222

REGISTERED PROPTIA
USERS

10

FACILITY RENTALS



1

HOA Informational
Session



14

You've Been Boo'd
Participants



46

Social Events



3

Life Enrichment Classes
Seminar & Workshops



1

Amenity Center
Grand Opening!



3

Clubs & Interest
Groups



81

New Homeowner
Gifts Provided



920

Event attendees



29

New Resident
Orientations



41

Weekly Community
Updates Sent



PROGRAMMING

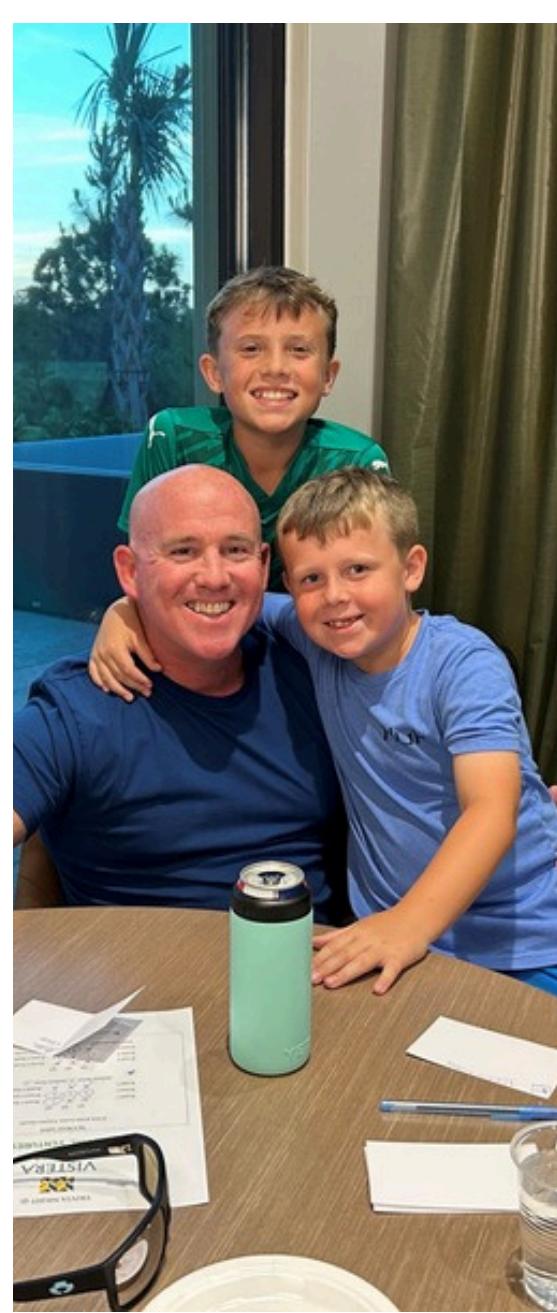
Social

Adult residents particularly enjoyed events with festive food, live entertainment, or an activity, such as our **Mixology Class**, **Cinco de Mayo Tacos & Tequila**, **Sip & Savor: Italian Wine & Cheese Pairing**, **Spring Fling**, and **Toast the Season: A Champagne Affair**.

BYOB craft nights, such as **Design with Wine**, drew a smaller, dedicated group of participants who attended regularly. These events will continue on a quarterly basis to meet the interests of crafty adults.

Our biggest event to date has been our **1st Annual Tree Lighting Ceremony**, which drew an estimated 60-70 people. The event allowed for toy donations, activities for the kids, a glow scavenger hunt, and outdoor seating and lounge areas so adults could socialize and get to know their neighbors. Residents and Under Contract attendees also enjoyed the Venice Chorale and their holiday carol sing-alongs.

SOCIAL



SOCIAL





PROGRAMMING

Youth & Family Focused Programming

Larger seasonal events such as **Back to School Bash**, **Spring Fling**, **Summer Kickoff Party**, and **Cookies & Cheer with the Clauses** drew the highest attendance among children and families. From a Lifestyle standpoint, these events featured engaging entertainment including DJs, magicians, and character actors, creating fun, interactive experiences and great photo opportunities for families. The programs appealed to a wide range of ages. They were especially well-suited for families with children from very young ages through tweens, allowing parents to enjoy the events while their children remained actively entertained.

Looking ahead, we plan to expand teen-focused programming in response to a growing and evolving community need.



PROGRAMMING

Life Enrichment

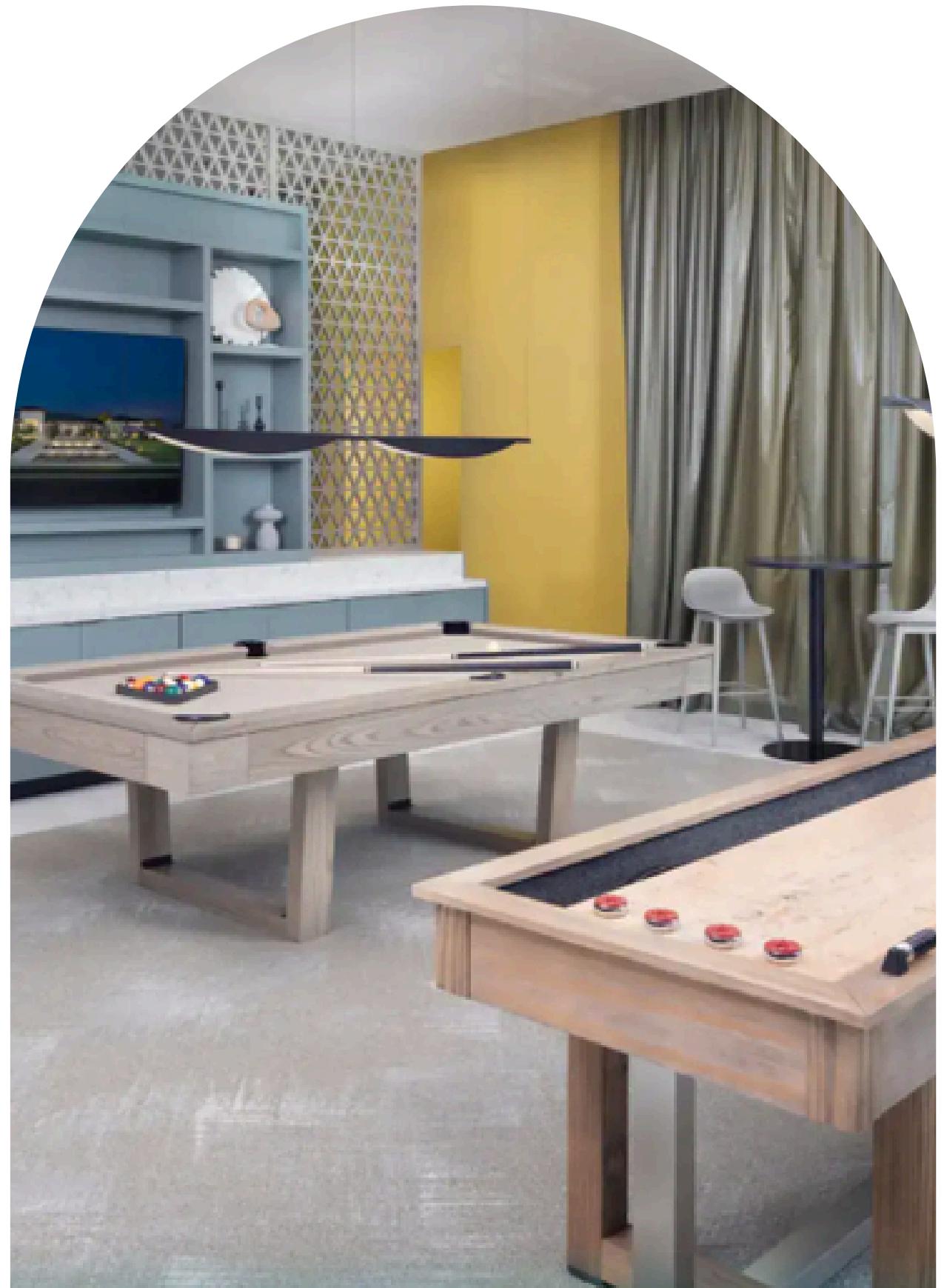
In 2025 we hosted **Behind the Book**, featuring local Sarasota author Teresa Michael, where she and residents discussed her hit novel *Murder in Mariposa Beach*. The event achieved exactly what I hoped for: inspiring the creation of our first resident-led club, the Vistera Page Turners Book Club. While attendance was modest, it successfully paved the way for future Vistera Clubs and increased resident engagement.

For **Earth Day**, children and families painted birdhouses and enjoyed a bird talk from the Venice Audubon Society. Moving forward, we plan to incorporate a more interactive, “touch-and-play” element with the Audubon Society to create engagement for children during the program.

Residents also enjoyed our Pop-Up for **World Wellness Weekend**, where they received complimentary 10-minute stretch sessions from Stretch Zone. This experience introduced residents to a local wellness business while increasing their knowledge about their bodies, mobility, and overall wellness.

Finally, we offered a **Hurricane Preparedness Class** with Christina Rimes, CRS Coordinator for the City of Venice. Although stormy weather limited attendance to five participants, those who attended appreciated the opportunity to learn from a local expert about preparing their families and homes for Florida’s hurricane season.

Facility Utilization



As expected, our most frequently used amenity is the pool, which residents particularly enjoy for its heated, year-round accessibility. Pool usage peaks during the spring/summer months and during special events when the space is activated for gatherings and activities.

Overall Club Usage

To better understand how residents use The Club, we track activity through Proptia scans and visual observation. The gym sees consistent use each morning, with several residents attending between 5–7 a.m. Additional data shows that other portions of The Club experience the highest traffic during weekday evenings and on weekends, offering valuable insight for scheduling events, programming, and maintenance to maximize resident enjoyment.

It is important to note that Proptia may not capture the full picture of utilization, as one family member may scan in for guests or other household members, which can result in undercounted activity. The information below represents our best estimate of average usage based on data collected throughout 2025.

OVERALL UTILIZATION	
TOTAL PROPTIA SCANS	18,547 - (multiple scans by the same individual or from staff members have not been removed from any counts)
AVG. VISITS PER WEEK DAY	12.62 - higher scans per day in Q3/Q4, earlier data creates negative skew
AVG. VISITS PER WEEKEND	15.8 - higher scans per day in Q3/Q4, earlier data creates negative skew

Special Projects & Accomplishments

PROJECT	MONTH OF COMPLETION
Launch of Lifestyle Program, Social Calendar, and Quarterly Lifestyle Guide	Mar 2025
Creation and Launch of New Resident Amenity Guide	Jul 2025
Purchase of E-Bikes for E-Bike Share Program	Nov 2025
Revamped Ciao Bella cart, for <i>Ciao Limone</i> hospitality focused activation	Dec 2025
Introduced kid-friendly tables and activations on Loggia Patio	Dec 2025
Coordinated and held 1st home tour event with NLN Marketing: That's Amore Fall Home Tour	Oct 2025
Selection, purchase, and install of 1st Annual Vistera Holiday Decor/Lighting	Nov 2025
Collaboration with SafeTouch to complete Club AV and Access Control installs	Oct 2025
Hired and onboarded 1st support staff member, Amenity Maintenance Specialist, Ati	Aug 2025



COMMUNITY CONNECTIONS



So far, the small but dedicated Lifestyle team has excelled in providing outstanding customer service. With just shy of 100 homes, it is a top priority for Sydney and her team to ensure that Vistera continues to feel like a close-knit, welcoming community.

Vistera is fortunate to have welcomed Ati, our Amenity Maintenance Specialist, in August 2025. Ati consistently approaches every task with a smile and a commitment to resident satisfaction. He combines strong maintenance expertise with a calm, solution-oriented approach, even in high-pressure situations, ensuring that residents' needs are met quickly and professionally. His dedication helps reinforce the exceptional service culture we strive to provide at Vistera.

Both Ati and Sydney have completed CPR/Basic First Aid training, Equal Access/Equal Respect, ADA Customer Service for Wellness Professionals, and Sexual Harassment training. These certifications reinforce our commitment to resident safety, accessibility, and professional, respectful service, ensuring that every interaction at Vistera reflects our high standards of care and community support.

FEEDBACK FROM RESIDENTS

"You guys really did a great job in hiring Ati, things were always clean, but since you've hired him, the entire Clubhouse sparkles." - Resident Adam D.

"Sydney's varied, creative activities have added a wonderful, fun dimension to our growing community. She is a pleasure to work with, forthright, and clearly committed to maintaining high standards. We are so appreciative of having Sydney be part of our community." - Ruth T.

"Sydney is great!!" - Sherry Oberhaus. She rated 100% satisfaction with Homeowner Orientation

"Sydney, thank you for all you do for Vistera!" - The Brennan Family

Team Highlights

Our team strives to create and manage amenities that are purposeful in programming, operationally sound, delivering exceptional guest experiences and long-term value.



Sydney Pollock,
Lifestyle Director



Attila (Ati) Toth,
Amenity Maintenance
Specialist



Goals & Initiatives

PROGRAMMING & EVENTS	QUARTER
Glow in the Dark Winter Bash, Super Bowl Bash, Melt My Heart Party, President's Day Plunge, Spring Fling, Sips & Shenanigans	Q1
Spring Soiree, Mother's Day Brunch, Memorial Day BBQ, Cinco de Mayo Tacos & Tequila, Father's Day Pints & Pops, Summer Kickoff Party	Q2
4th of July Bike Parade & Picnic, Back to School Bash, Sip & Savor, Labor Day Paradise Party, World Wellness Weekend	Q3
Oktoberfest, Harvest Fest, That's Amore Fall Home Tour, Friendsgiving, Tree Lighting, Cookies with the Clauses, Holiday Cocktail Party, Noon Year's Eve	Q4

NEXT YEAR INITIATIVES	TIMELINE
Launch E-Bike Share Program	Ongoing
Build additional partnerships with local businesses	End of Year 2026
Launch Specialty Fitness & Wellness Focused Programs and Events	Jan 2026