

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday, January 14, 2026, 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	(via phone)
John Leinaweaver	Assistant Secretary	

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Tom Panaseney	Neal Land & Neighborhoods – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)
Jeff Ramer	Field Services Operation Manager	(via phone)
Andy Richardson	Neal Land & Neighborhoods- Developer	
(via phone)		
Jennifer Villareal	Neal Communities- Representative	

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:33 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 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

The Board reviewed the consent agenda items. It was noted the Point Break Surveying Proposal for Phase 2 platting would be removed from the Consent Agenda, as it is a developer expense.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Consent Agenda items 1 – 3 and 5 - 8.

SECOND ORDER OF BUSINESS

Business Matters

Review and Acceptance of Form 8B from Dale Weidemiller

Ms. Carvalho noted this is a statute requirement regarding conflict of interest due to the previously approved contract between the District and Dale Weidemiller.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the Form 8B from Dale Weidemiller.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Carvalho requested an update on the Laurel Road widening project agreement between the District and the County. Mr. Weidemiller noted that Mr. Vogel was drafting revisions and it will be retransmitted to Sarasota County this week. This should be completed by February 2026.

There was brief discussion regarding the construction timeline. It was noted silt screening will most likely begin April 1st, 2026.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for February 11, 2026.

Field Services Operation Manager – No report.

Lifestyle Director – The Board reviewed the community report.

Audience Comments and Supervisor Requests

Mr. Weidemiller gave an update regarding the project and funding. He noted his compensation comes from the project, not the CDD or Developer.

There was brief discussion regarding Mr. Weidemiller's compensation.

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. Leinaweaver, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:40 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson