

MINUTES OF MEETING

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

Wednesday, February 11, 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
John Leinaweaver	Assistant Secretary

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Kwame Jackson	PFM Group Consulting LLC – ADM	(via phone)
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	
Jim Schier	Neal Communities - Developer	
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)
Jeff Ramer	Field Services Operation Manager	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Sydney Pollock	WTS – Lifestyle Director	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:36 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 – 10

**1. Minutes of the January
14, 2026, Board of**

- Supervisors' Meeting**
2. Robertson Billiards Proposal for Ping Pong Table
 3. Maddtraxx Proposal for Bike Rack Pad
 4. Maverick Building Solutions Proposal for Amenity Center Bike Racks
 5. Personnel Leasing Agreement for Field Services with Neal Land
 6. Revised Visterra Amenity Rules and Regulations and E-Bike Share Hold Harmless Waiver
 7. Payment Authorization Nos. 128 – 132
 8. Funding Request Nos. 196 – 198
 9. Series 2021 Requisition Nos. 181 – 184
 10. District Financial Statements

The Board reviewed the consent agenda items.

Ms. Carvalho reviewed the Consent Agenda items that were recently added.

ON MOTION by Mr. Leinaweaver, seconded by Mr. Williams, with Mr. Weidemiller abstained, and all others in favor, the Board approved the Consent Agenda items 1 - 10.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Purchase and Sale Agreement with JT Transport Services, LLC for Fill Material

Mr. Panaseny gave an overview. It was noted there is excess fill material that needs to be removed. This is being sold to a contractor completing a Department of Transportation (DOT) project. This amount will go into the District's construction fund.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved the Purchase and Sale Agreement with JT Transport Services LLC for Fill Material.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Not present.

District Engineer – No report.

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

Mr. Weidemiller gave an update regarding the widening of Laurel Road. It was noted there is a delay in the project due to signatures needed. All administrative work has been completed. The estimated start date is April 1, 2026. It was also noted Mr. Vogel is working on the interlocal agreement.

Field Services Operation Manager – No report.

Lifestyle Director – It was noted the E-bike share program will begin soon.

Audience Comments and Supervisor Requests

Mr. Blakley requested that District Management coordinate to have a common room for all District meetings that take place on the same day. Ms. Snow will follow up with Mr. McKay.

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 Mr. Leinaweaver, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:45 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson