

MINUTES OF MEETING

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

Wednesday, May 13, 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 MS – District Manager	
Kwame Jackson	PFM MS – ADM	(via phone)
Amanda Lane	PFM MS – District Accountant	(via phone)
Kevin Plenzler	PFM MS	(via phone)
Kim Ashton	Vogler Ashton – District Counsel	(via phone)
Tom Panaseney	Neal Land & Neighborhoods – Developer	(via phone)
John Wollard	Neal Land & Neighborhoods – Developer	
John McKay	J.H. McKay, LLC – Consultant	
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)
Andy Richardson	Neal Land & Neighborhoods – Developer	(via phone)
Sydney Pollock	WTS – Lifestyle Director	(via phone)
Kendall Bulleit	MBS	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:35 p.m. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

There were no members of the public present.

Consent Agenda Items #1 – 13

1. Minutes of the April 8, 2026, Board of Supervisors' Meeting
2. C&M Road Builders Proposal for Phase 2 DPO Material
3. C&M Road Builders Proposal for Phase 2 Lift Station Pumps
4. Cornerstone Proposal for Phase 2 Stormwater Pollution Prevention Plan
5. Impact Proposal for Hong Kong Orchid Tree Replacement
6. Impact Proposal for Model Row Tree Replacements
7. Kimley-Horn Agreement for Mitigation Monitoring
8. Purchase and Sale Agreement with Milestone Supply, LLC
9. Safetouch Proposal for Amenity Door Strike Replacement
10. Safetouch Proposal for Kiosk Relocation
11. Payment Authorization Nos. 140 – 143
12. Funding Request Nos. 206 – 209
13. District Financial Statements

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Consent Agenda items 1 - 13.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date

Ms. Carvalho noted the recommended date to hold the Public Hearing is August 12, 2026, at 12:30 p.m., at the current location.

Ms. Carvalho gave an overview of the Resolution and noted it has been reviewed by the Development Team and District Staff.

Ms. Lane noted the net revenue of the preliminary budget is \$1,189,127.91. This is an increase and the residents will receive notice.

The Board reviewed the budget. Ms. Snow noted there are areas where the budget can be reduced.

Ms. Snow noted that a full-time employee and two part-time employees are included within the budget.

Mr. Williams recommended reviewing the District Counsel line item and gave a brief overview of the assessment roll process.

The Board reviewed the proposed assessments.

Ms. Lane noted there was an adjustment of \$3.50 in the net income. The net revenue budget was adjusted to \$1,189,124.41.

There was brief discussion regarding the assessment increase and communication with residents.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date for August 12, 2026, at 12:30 p.m., in the Training Room, with a net revenue budget of \$1,189,124.41.

Review of Letter from Supervisor of Elections, Sarasota County

Ms. Carvalho noted that as of April 15, 2026, there are 310 registered voters within the District.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the Letter from the Supervisor of Elections, Sarasota County.

Consideration of Resolution 2026-03, Designating Board Member Seats for the 2026 General Election

Ms. Carvalho noted the District has met the threshold to have Seats run in the General Election. Seat 1, currently held by Mr. Weidemiller, Seat 3, currently held by Mr. Blakley, and Seat 5, currently held by Mr. Leianweaver, are all up for the General Election.

There was brief discussion regarding what Seats will run for General Election. Seat 1 will run in the Landowner's Election.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-03, Designating Board Member Seats 3 and 5, for the 2026 General Election.

Ms. Carvalho gave an overview of the General Election process. It was noted the Seats will rollover if no one runs. The Board will have 90 days from the General Election to appoint a registered voter to the Board.

**Consideration of Resolution 2026-04,
Designating a Date, Time and Location for
the 2026 Landowner's Meeting**

Ms. Carvalho noted that Seat 1 will run in the Landowner's Meeting. This Seat has a four year term. The date of the Landowner's Meeting will be November 18, 2026.

ON MOTION by Mr. Weidemiller, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2026-04, Designating a Date, Time, and Location for the 2026 Landowner's Meeting, with a date of November 18, 2026, at the current location.

There was brief discussion regarding the number of registered voters.

**Consideration of Supplemental
Engineer's Report**

Mr. Panaseny noted this is regarding the completion of Phase 2.

Mr. Williams noted there are 190 units within Phase 2 and the public infrastructure is totaled at \$10,964,948.05. It was noted there was a typo on the related Series of bonds.

Ms. Bulleit noted Ms. Claybrooke will be making the adjustments noted.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Supplemental Engineer's Report, with the noted amendments.

Consideration of Supplemental Assessment Methodology Report

Mr. Plenzler gave an overview of the report. It was noted this is related to the Series 2026 bonds and the assessments will be allocated according to the adopted methodology.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Supplemental Assessment Methodology Report.

Consideration of Resolution 2026-05, Bond Delegation Award Resolution

Ms. Ashton gave an overview of the Resolution. This is related to a second Supplemental Bond Indenture with a not to exceed of \$6 million and is within the parameters of the Supplemental Engineers Report and Supplemental Assessment Methodology Report.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2026-05, Bond Delegation Award Resolution.

Review and Acceptance of FY 2025 Audit Report

Ms. Carvalho gave an overview of the auditing process and report. Once approved, the report is filed with Auditing General and posted on the District's website.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board accepted the FY 2025 Audit Report.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for June 10, 2026, at 12:30 p.m.

Field Services Operation Manager – Not present.

Lifestyle Director – No report.

Audience Comments and Supervisor Requests

Mr. Weidemiller noted he is resigning from the consultant agreement, and Mr. Wollard will be taking over as the consultant. He noted there are several items that need review.

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. Weidemiller, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 1:07 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson