

# LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

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## **Minutes - Board of Supervisor's Meeting**

January 9, 2015, 9:00 a.m.

Present and constituting a quorum:

Rex Jensen	Board Member
Tony Chiofalo	Board Member
Scott Almand	Board Member
Jim Schier	Board Member
Richard Bedford	Board Member

Also present were:

Hank Fishkind	Fishkind & Associates
Jonathan Johnson	Hopping Green & Sams
Alyssa Cameron	Hopping Green & Sams
Herb Boatner	Adams and Reese (by phone)
Rebecca Harris	Adams and Reese
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Dan Perka	SMR
Debbie Byerly	SMR
Bob Simons	SMR
Jimmy Stewart	SMR

## **FIRST ORDER OF BUSINESS**

### **Call to Order and Roll Call**

Dr. Fishkind called the meeting to order and proceeded with the roll call. The members in attendance are as outlined above.

There were no comments from the public

## **SECOND ORDER OF BUSINESS**

### **Administrative Matters**

#### **Consideration of Minutes of the December 5, 2014 Board of Supervisors Meeting**

Mr. Jensen presented the minutes from the Board of Supervisors' meeting held on December 5, 2014, and asked if there were any questions or comments.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the December 5, 2014 Board of Supervisors meeting.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Updated Disclosure of Public Financing**

o **Country Club East**

Mr. Johnson presented the previously approved disclosure updated in an amended and restated format to reflect the most recent bond issuance. The disclosure had been reviewed by Dr. Fishkind to confirm the assessment levels and financial information and by representatives of both Landowners.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the updated Disclosure of Public Financing and authorized its recording and transmittal to the Landowners of record.

**FOURTH ORDER OF BUSINESS**

**Amendment to the Acquisition Agreement for Country Club East**

Mr. Johnson presented a draft of the first amendment to the Agreement between Lakewood Ranch Stewardship District and SLV II CCE Venture, LP, Regarding the Acquisition of Certain Work Product and Infrastructure dated October 10, 2014. The amendment included a provision for assignment of existing construction contracts.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the First Amendment to the Agreement between Lakewood Ranch Stewardship District and SLV II CCE Venture, LP, Regarding the Acquisition of Certain Work Product and Infrastructure

**FIFTH ORDER OF BUSINESS**

**Consideration of Personnel Leasing Agreement for Construction Management Services**

Mr. Johnson presented a personnel leasing agreement between the District and LWR Development, LLC. Dr. Fishkind noted that the pricing was very favorable to the District compared to similar agreements.

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Personnel Leasing Agreement between the District and LWR Development, LLC.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-11,  
Authorizing the Issuance of and  
Awarding the Sale of Not Exceeding  
\$40,000,000 Special Assessment  
Revenue Bonds, Series 2015**

Ms. Harris presented an updated version of resolution 2015-11 reflecting the principal amount of the Special Assessment Revenue Bonds, Series 2015 increased to not exceeding \$40,000,000. Mr. Johnson confirmed that the continuing Disclosure Agreement was in a form consistent with previous agreements. Dr. Fishkind opined that a negotiated sale was in the best interest of the District and that the pricing/interest rate was very competitive and beneficial to the District.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Resolution 2015-11.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented one (1) draw request.

**Requisition List for Draw No. 4 for  
Country Club East – Series 2014A**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 4 for Country Club East - Series 2014A.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**Manager’s Report** – No report.

**Attorney’s Report** – No report.

**Engineer’s Report** – No report.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Requests.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Jensen asked for a motion to adjourn the meeting.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the meeting.



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Secretary/Assistant Secretary



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Chairperson/Vice-Chairperson