

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

October 2, 2015, 9:00 a.m.

Present and constituting a quorum:

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
Rebecca Harris	Adams and Reese
Herb Boatner	Adams and Reese (by phone)
Brett Sealy	MBS (by phone)
Mike Kennedy	Stantec
Pat Neal	NEAL Communities
Louis Lawman	LWR Development
Deborah Byerly	SMR
Roger Aman	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 September 17, 2015 Board of Supervisors Meeting

Mr. Chiofalo presented the minutes from the Board of Supervisors' meeting held on September 17, 2015 and asked if there were any questions or comments. Mr. Johnson noted that a number of attendees were listed as 'residents' which should be changed to 'members of the public'.

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 minutes of the September 17, 2015 Board of Supervisors meeting as amended.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Maintenance Agreements:

- **Landscape Services Agreement; Lakewood Ranch Blvd. – Green Works Landscape Management**
- **Landscape Services Agreement; Northeast Sector – Green Works Landscape Management**
- **Landscape Services Agreement, SE Sector; Lake Club Wall Landscape Buffers – Sun State Landscape Management**
- **Landscape Services Agreement, SE Sector; University Pkwy. – Sun State Landscape Management**
- **Landscape Services Agreement, SE Sector; Masters/Lorraine – Sun State Landscape Management**
- **Field Services Agreement; Northwest Sector – Altec**

Mr. Lawman presented the various maintenance agreements. The amounts of the agreements were within budget. Mr. Johnson recommended that the agreements be approved subject to minor verbiage changes.

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 above Maintenance Agreements subject to minor verbiage changes.

FOURTH ORDER OF BUSINESS

Consideration of Draft Project Engineering Agreement

Mr. Johnson presented a draft Project Engineering Agreement as a follow up to the proposals for Project Engineering Services reviewed and ranked by the Board at the previous meeting. The proposers had been requested to provide rate sheets for the Board’s approval.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Draft Engineering Agreement and authorized its use to negotiate final contracts with the individual Engineering Firms previously approved.

FIFTH ORDER OF BUSINESS

**Consideration of Request for Proposal
for Dredging Project**

Mr. Johnson noted that with the expected cost being estimated at \$1.5 million dredging services had to be competitively procured. Based upon criteria and verbiage previously approved staff has put together a suggested scoring criteria as well as the preliminary specifications for the request for proposals. The District Engineer’s office will work with staff to layer in the balance of the technical specs. Mr. Bedford noted that audited financials for 2015 would not be available. The request for audited financial records (H) was changed to 2012 to 2014.

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 scoring criteria and authorized staff to proceed with the RFP process for dredging within District Land.

Mr. Kennedy noted that some of the contractors had objected to having their audited financial records made public. Accommodation would be made for alternative methods of submittal of financials in order to keep them confidential.

Mr. Johnson recommended establishing a committee to review the proposals. Mr. Bedford, Mr. Kennedy, and Mr. Aman were appointed to the Review Committee.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved establishing a Review Committee and appointed Mr. Bedford, Mr. Kennedy, and Mr. Aman.

Mr. Kennedy will take care of the advertising.

SIXTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board’s consideration:

**Requisition List for Draw No. 9 for
Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 9 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 13 for
Country Club East - Series 2014 A Bond**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 13 for Country Club East - Series 2014 A Bond.

**Requisition List No. 7
The Villages of Lakewood Ranch South
– Developer Funded**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Developer Funding and approved payment of Requisition No. 7 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 5 for
Central Park Project – Series 2010 A**

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 5 for Central Park Project - Series 2010 A, final disbursement and close out.

SEVENTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No report.

Attorney's Report – No report.

Engineer's Report – Mr. Kennedy presented the following for the Board's approval:

**Specific Authorization No. 60,
General District Engineering Services
(FY 2015-2016)**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 60.

**Gatewood Drive Extension,
QGS Rain Days**

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Gatewood Drive Extension for 2 rain days.

**Change Order No. 4
Revised Quantities
White Eagle Blvd, Phase III**

Mr. Simons provided details.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 4.

Mr. Aman presented the following for the Board's Approval:

**Change Order No. 1 – Atkins
Lorraine Road Extension – South
Segment
Survey and Mapping**

Total amount \$28,109.70. Project still within budget.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Lorraine Road Extension

**Change Order No. 2 – Kimley-Horn
Subsurface Utility Engineering**

Total amount \$39,900. Project still within budget. Mr. Johnson requested that the names of the parties be verified.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 2.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Chiofalo noted that copies of the landscape maintenance agreements should be provided to Ms. Byerly once finalized and executed.

TENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the October 2, 2015 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson