

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

November 6, 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 (by phone)
Herb Boatner	Adams and Reese (by phone)
Mike Kennedy	Stantec
Rob Engel	Stantec
Pat Neal	NEAL Communities
Strickland Smith	Heidt Design
Dan Perka	SMR
Bob Simons	SMR
Deb Cooper	SMR
Deborah Byerly	SMR
Mike Blackrick	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 October 2, 2015 Board of Supervisors Meeting

Mr. Jensen presented the minutes from the Board of Supervisors' meeting held on October 2, 2015 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 October 2, 2015 Board of Supervisors meeting.

THIRD ORDER OF BUSINESS

Business Matters

**Consideration of Resolution 2016-01,
Adopting an Amended O&M Budget for
FY 2014/2015**

Dr. Fishkind reviewed the resolution and noted that the increased budget of approximately \$300,000 mainly due to enhanced landscaping was anticipated. The additional costs were completely covered by the landowners with no impact on residents.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2016-01, Adopting an Amended O&M Budget for FY 2014/2015.

FOURTH ORDER OF BUSINESS

**Consideration of Deficit Funding
Agreement by and between Lakewood
Ranch Stewardship District, Lake Club
Investors, LLC, SLV II CEE Venture,
LP and SMR North 70, LLC**

Mr. Johnson reviewed the agreement noting that the landowner entities that were party to the agreement were covering the budget overrun associated with the enhanced landscaping and therefore no impact on the assessment paid by other landowners or residents. Dr. Fishkind noted for the record that that the additional cost was anticipated. Mr. Chiofalo noted that halfway through the fiscal year Mr. Lawman had presented for the Board's approval a request for the enhanced landscaping.

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 Deficit Funding Agreement by and between Lakewood Ranch Stewardship District, Lake Club Investors, LLC, SLV II CEE Venture, LP and SMR North 70, LLC.

FIFTH ORDER OF BUSINESS

**Consideration of Extension of
Timeframe for Prequalified Contractors**

Mr. Kennedy reminded the Board that the letters sent out to the pre-approved contractors in February of 2013 with recommendation of the single contract category they were approved for were for a 3-year period and would expire in February of 2016. The original RFP allowed for up to a two-year extension. There were no significant changes to the original list of pre-approved contractors.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized extending the Timeframe for Prequalified Contractors for one year through February, 2017.

Mr. Kennedy's office would sent out letters with notification of the one year extension.

SIXTH ORDER OF BUSINESS

Consideration of Rate Sheets in Relation to the Project Engineering Work

- Dewberry
- Heidt Design, LLC
- Lombardo, Foley & Kolaric, Inc.
- DMK Associates, Inc.
- Kimley-Horn
- Jones Edmunds

Mr. Johnson noted that the Board had previously adopted a ranking of the project engineering firms and approved a form of the agreement. The rate sheets had been reviewed by staff and a representative of the Landowner.

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 Rate Sheets related to the Project Engineering Work.

SEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's consideration:

Requisition List for Draw No. 10 for Lakewood Centre North – Series 2015 A

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. 10 for Lakewood Centre North - Series 2015 A.

Requisition List for Draw No. 14 for Country Club East - Series 2014 A Bond

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. 14 for Country Club East - Series 2014 A Bond.

**Requisition List No. 8
The Villages of Lakewood Ranch South
– Developer Funded**

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Developer Funding and approved payment of Requisition No. 8 for The Villages of Lakewood Ranch South.

EIGHTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No report.

Attorney's Report – No report.

Engineer's Report – Mr. Kennedy noted that he had handed out a preliminary roadway construction schedule. Mr. Jensen requested that due to contractual obligations Mr. Kennedy coordinate the order of the bidding with Mr. Perka and Mr. Chiofalo. The following was presented for the Board's approval:

**Specific Authorization No. 61,
Villages of Lakewood Ranch –
Lake C Maintenance**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 61.

**Specific Authorization No. 62
Villages of Lakewood Ranch – Off-Site
Roadways (Lakewood Ranch Blvd
South and Lorraine Road South)**

Mr. Simons confirmed that the District was not double paying for design work by other engineering firms.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 62.

**Specific Authorization No. 63
Villages of Lakewood Ranch –
Subsurface Utility Locations
(Lakewood Ranch Blvd, Lorraine
Road and Deer Drive)**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 63.

Mr. Engel presented the following for the Board's approval:

**Change Order Nos. 1-4
Wood Fern Trail – Construction/Design**

Mr. Engel confirmed that all change orders were within the contingency allowance.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Orders Nos. 1-4.

**Change Order No. (2) 5
Wood Fern Trail – September Rain
Days**

Mr. Kennedy noted that the correct number of the change order was 5.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. (2) 5.

**Change Order No. 2
Lakewood Ranch Gatewood Drive
Extention – Contract Time Extention**

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

**White Eagle Blvd (Phase III) –
Alternate Cement Treated Base**

Decreased amount of \$.13/yd. Mr. Jensen requested that going forward, a mechanism would be in place to address additional cost imposed on the District due to contractual 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 request for alternate cement treated base.

**Change Order No. 4 - CCE, Bellefield
Way Phase 2 and Subphase V V Unit 1
and 2
CCE – Quantity Reconciliation**

Decreased change order in the amount of \$12,823.50.

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

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Audience Comments

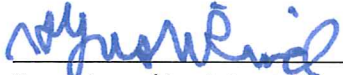
There were no audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the November 6, 2015 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson