

# LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

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## Minutes - Board of Supervisor's Meeting

February 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:

|                  |                       |
|------------------|-----------------------|
| Jane Gaarlandt   | Fishkind & Associates |
| Jonathan Johnson | Hopping Green & Sams  |
| Herb Boatner     | Adams and Reese       |
| Heather Gaylor   | Adams and Reese       |
| Brett Sealy      | MBS                   |
| Scott Schuhle    | U.S. Bank             |
| Pat Neal         | NEAL Communities      |
| Mike Williams    | Akerman               |
| Mike Kennedy     | Stantec               |
| Rob Engel        | Stantec               |
| Deborah Byerly   | SMR                   |
| Deborah Cooper   | SMR                   |
| Bob Simons       | SMR                   |
| Jimmy Stewart    | SMR                   |

## FIRST ORDER OF BUSINESS

### Call to Order and Roll Call

Ms. Gaarlandt 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  
January 9, 2014 Board of Supervisors  
Meeting

Mr. Jensen presented the minutes from the Board of Supervisors' meeting held on January 9, 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 January 9, 2015 Board of Supervisors meeting.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Discussion of District Website Options**

Ms. Gaarlandt briefly reviewed the 3 website options included in the agenda packet noting that it was now a statutory requirement that by October 1, 2015 all community development districts have their own independent Websites. Mr. Chiofalo was designated to research the website options so that a decision could be made at the March meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Matters Relation to Lakewood Centre North Bonds**

- A. Consideration of Resolution 2015-12, Supplemental Assessment Resolution**
- B. Other Matters**

Mr. Johnson asked Mr. Sealy to present an overview of the final pricing of the bonds. Mr. Sealy noted that the bonds had been successfully priced within the parameters previously approved and thanked the financing team and the landowner for their cooperation in the process. A total of 12 institutions participated in the pricing several of which had not before participated in a Lakewood Ranch Stewardship District bond issuance thereby effectively expanding the institutional lender base. The pricing ended with 3 term bonds with a final maturity of 2045 and very favorable pricing. The principal amount of bonds being issued was \$37,360,000 and closing was scheduled for the following Monday. The pre-closing was immediately following the board meeting.

Mr. Johnson presented the Supplemental Assessment Resolution, which was in a form as seen in conjunction with other bond sales.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved Resolution 2015-12, Supplemental Assessment Resolution.

There were no other matters associated with the bond sales.

**FIFTH ORDER OF BUSINESS**

**Country Club East at Lakewood Ranch Revised Bellefield Way Phase II and Subphase "V V"**

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2015-13, Award of Contract**

Mr. Engel reviewed the bid summary of the four (4) qualified bid packages received for the construction of Bellefield Way Phase II and Subphase “V V” in Country Club East. After having evaluated and tabulated the bids, Stantec determined that Forsberg Construction was the low bidder and recommended that Forsberg Construction was awarded the contract in the amount of \$5,555,920.02. Mr. Kennedy noted that the bid was within budget and that the contract documents had been reviewed by District Counsel. Mr. Engel answered questions from the Board. Mr. Johnson called for a motion to adopt resolution 2015-13, which would award the construction contract to Forsberg Construction.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District adopted Resolution 2015-13, Award of Contract.

**SIXTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented two (2) draw requests.

**Requisition List for Draw No. 5 for Country Club East – Series 2014 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. 5 for Country Club East - Series 2014 A.

**Requisition List for Draw No. 1 for Lakewood Centre North – Series 2015 A**

Mr. Johnson noted that Draw No. 1 for Lakewood Centre North, series 2015 a would not be processed until after the closing on Monday and reminded the Board that a funding agreement was in place relative to the LCN bonds and that the Developer had been providing funds for various engineering services; this would be to process a requisition for repayment pursuant to that funding agreement.

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. 1 for Lakewood Centre North - Series 2015 A.

Mr. Chiofalo asked the District Engineer about the status of the contracts for the access infrastructure for the area. Mr. Engel provided an update.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager’s Report** – No report.

**Attorney’s Report** – No report.

**Engineer’s Report** – No report.

**EIGHT ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Requests.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**TENTH 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 meeting.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson