

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

April 10, 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
Rebecca Harris	Adams and Reese
Herb Boatner	Adams and Reese (by phone)
Brett Sealy	MBS Capital
Rob Engel	Stantec
Dan Perka	SMR
Deborah Byerly	SMR
Deborah Cooper	SMR
Pat Neal	NEAL Communities
Bob Simons	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 March 6, 2014 Board of Supervisors Meeting

Mr. Jensen presented the minutes from the Board of Supervisors' meeting held on March 6, 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 March 6, 2015 Board of Supervisors meeting.

THIRD ORDER OF BUSINESS

Business Matters

**Consideration of Funding Agreement
with Schroeder-Manatee Ranch for
Sarasota 2050 Project for Engineering
Services**

Mr. Johnson presented the Funding Agreement 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 approved the Funding Agreement with Schroeder-Manatee Ranch for Engineering Services.

FOURTH ORDER OF BUSINESS

**Consideration of Acquisition Agreement
with Mattamy for Harmony
Development**

Mr. Johnson presented a draft acquisition agreement between the Stewardship District and Mattamy Homes for certain work product and infrastructure improvement within the Harmony Development and asked the Board to consider and approve in substantial form the acquisition agreement and authorize the Chairman to sign off on the agreement in its final form. Mr. Johnson noted for the record that the agreement was in the form previously used and approved by the Board.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Acquisition Agreement in substantial form and authorized the Chairman to sign off on the final agreement.

FIFTH ORDER OF BUSINESS

**Consideration of Reimbursement/
Interlocal Agreement for Rye Road
Intersection Construction**

Mr. Johnson presented a draft reimbursement agreement with Manatee County for Rye Road intersection construction and asked the Board to approve in substantial form the agreement and authorize the Chairman to sign off on the agreement in its final form. The construction cost would be paid from bond proceeds and repaid from impact fees.

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 Reimbursement/Interlocal Agreement for Rye Road Intersection Construction in substantial form and authorized the Chairman to sign off on the final agreement.

SIXTH ORDER OF BUSINESS

**Consideration of Bid Award for White
Eagle Boulevard Phase 3
A. Award Recommendation Letter and
Bid Tabulation**

B. Resolution 2015-05, Award of Contract

Mr. Engel reviewed the bid summary of the two (2) qualified bid packages received for construction services related to the White Eagle Boulevard, Phase III project. After having evaluated and tabulated the bids, Stantec determined that Woodruff & Sons, Inc. was the low bidder and recommended that Woodruff & Sons, Inc. was awarded the contract for the total amount of \$7,873,210.06. Mr. Engel noted that the bid was within budget and that the contract documents had been reviewed by District Counsel. Mr. Johnson called for a motion to adopt resolution 2015-15, which would award the construction contract to Woodruff & Sons, Inc.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District adopted Resolution 2015-15, Award of Contract.

SEVENTH ORDER OF BUSINESS

Financial Matters

Compilation Report

There were no comments to the Compilation Report.

Draw Requests

Mr. Almand presented two (2) draw requests.

Requisition List for Draw No. 3 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. 3 for Lakewood Centre North - Series 2015 A.

Requisition List for Draw No. 7 for Country Club East – Series 2014 A

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 7 for Country Club East - Series 2014 A.

EIGHTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No report.

Attorney's Report – Mr. Johnson noted that the 2015 audit was the last year of the 3 year contract with the current auditor and suggested that the Board appoints itself as the Audit Committee and schedule an Audit Committee Meeting for the May Board Meeting at which time the Committee would select the criteria and authorize the notice.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District appointed itself to sit as the Auditor Committee.

Engineer's Report – No report.

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. Schier, 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