

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

July 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
Jane Gaarlandt	Fishkind & Associates (by phone)
Jonathan Johnson	Hopping Green & Sams
Rebecca Harris	Adams and Reese
Herb Boatner	Adams and Reese (by phone)
Brett Sealy	MBS (by phone)
Pat Neal	NEAL Communities
Rob Engel	Stantec
Dan Perka	SMR
Mike Blackrick	SMR
Deborah Cooper	SMR
Roger Aman	SMR
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 June 5,
2015 Auditor Selection Committee
and Board of Supervisors Meetings**

Mr. Jensen presented the minutes from the Auditor Selection Committee and Board of Supervisors' meetings held on June 5, 2015, and asked if there were any questions or comments.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the June 5, 2015 Auditor Selection Committee meeting.

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 June 5, 2015 Board of Supervisors meeting.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters Relating to the Del Webb Project Bonds

- A. Engineer's Report, July 2015**
- B. Master Assessment Methodology, Updated July 8, 2015**
- C. Resolution 2015-20, Declaring Special Assessments**
- D. Resolution 2015-21, Setting a Public Hearing Date on the Imposition of Special Assessments**

Mr. Engel presented the Engineer's Report and noted that a portion of the CIP costs would be funded by the Landowner. Mr. Jensen noted that there would likely be additional future cost issues to consider. Mr. Engel confirmed for the record that the cost of the affiliated improvements were well within the overall improvement program validated by the report.

Dr. Fishkind presented the Master Assessment Methodology and reviewed certain highlights. The improvements would initially be funded by the Landowner and bonds would be issued at a later date. Mr. Jensen noted that the methodology would ensure residents coming into the project early that the assessment would not exceed the maximum assessment amounts announced. Dr. Fishkind confirmed that, in his professional opinion, the Methodology fairly and reasonably allocates the proposed assessments among the benefitting property. Dr. Fishkind also confirmed that a portion of the report demonstrates that the benefit received from the improvement plan outlined in the Engineer's Report outweighs the burden of the assessments. Mr. Perka asked about the interest rate risk as the bonds would not be issued for several years. Dr. Fishkind responded that the District was protected as the Landowner would carry the risk.

Mr. Johnson reviewed resolution 2015-21.

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 2015-20, Declaring Special Assessments.

Mr. Johnson reviewed resolution 2015-21 and suggested that a special meeting be scheduled for August 21, 2015 in order to meet the 30 day requirement for the public hearing.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2015-21, Setting a Public Hearing Date on the Imposition of Special Assessments for August 21, 2015 at 9 a.m. at the current location.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Atkins Engineering, Lorraine Road Extension – South Segment

Mr. Engel presented the proposal for Survey Services.

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 Proposal from Atkins Engineering for Survey Services.

FIFTH ORDER OF BUSINESS

Consideration of SMR Northwest Lands Materials Testing Proposals from Driggers Engineering Services, Inc.

- Gatewood Drive
- 44th Avenue East
- Wood Fern Trail

Mr. Engel presented and reviewed 3 proposals from Driggers Engineering related to roadway construction. Mr. Jensen requested that Staff and the District Engineer be very engaged in the oversight.

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 Materials Testing Proposals from Driggers Engineering Services, Inc. for Gatewood Drive, 44th Avenue East, and Wood Fern Trail.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Geotechnical Services from Universal Engineering Sciences – The Villages of Lakewood Ranch

Mr. Engel presented the proposal in the amount of \$28,720.00. The scope of work covers approximately 6 miles of roadway.

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 Proposal for Geotechnical Services from Universal Engineering Services.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Engineering Services from Lombardo, Foley & Kolarik, Inc. – County Park at Lakewood Centre parcel Y

Mr. Johnson presented the proposal.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Proposal for Engineering Services from Lombardo, Foley & Kolarik, Inc.

EIGHTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's consideration:

Requisition List for Draw No. 10 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. 10 for Country Club East - Series 2014 A Bond.

Requisition List for Draw No. 6 for Lakewood Centre North – Series 2015 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. 6 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 4
The Villages of Lakewood Ranch South
– Developer Funded**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Developer Funding and approved payment of Requisition No. 4 for The Villages of Lakewood Ranch South.

TENTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No report.

Attorney's Report – No report.

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

**Change Order No. 2
CCE – Bellefield Way Phase 2 and
Subphase V V Unit 1 and Unit 2**

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.

**Change Order No. 3
CCE – Bellefield Way Phase 2 and
Subphase V V Unit 1 and Unit 2**

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. 3.

**Change Order No. 1
White Eagle Boulevard, Phase III
Additional Tree Removal**

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.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

**Change Order No. 3
CCE – SMR Aggregates, LLC Contract,
Continuation of Earthwork**

Mr. Almand noted that there was an additional change order for consideration.

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. 3.

TWELFTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson