

# **LAKEWOOD RANCH STEWARDSHIP DISTRICT**

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

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## **Minutes - Board of Supervisor's Meeting**

July 8, 2016, 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
Lindsay Whelan	Hopping Green & Sams
Herb Boatner	Bryant, Miller & Olive (by phone)
Mike Kennedy	Stantec
Bob Simons	SMR
Dan Perka	SMR
Deb Cooper	SMR
Roger Aman	SMR
Kyle Grimes	SMR
Russell Smith	Lennar
Jim Jones	Bradenton Herald

## **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 3, 2016 Board of Supervisors Meeting and the June 10, 2016 Continued Board of Supervisors Meeting**

Mr. Jensen presented the minutes from the previous meeting and asked if there were any questions or comments.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the June 3, 2016 Board of Supervisors meeting and the June 10, 2016 continued meeting.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Recommendation of the Committee for Street Light Pre-Qualification**

Mr. Kennedy provided meeting notes and a prequalified contractor summary sheet (attached to the minutes) of the committee meeting and noted that 3 submittals from America Lighting, MSB Services, and Woodruff & Sons, Inc. were received in response to the noticed RFQ. The 3 contractors had been ranked, and it was the committee's recommendation that all 3 contractors be added to the list of Prequalified Contractors.

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 recommendation of the Committee to add America Lighting, MSB Services, and Woodruff & Sons, Inc. to the list of prequalified contractors.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal from Lombardo, Foley & Kolarik, Inc. for the Extension of Rangeland Parkway**

Mr. Simons provided details. Total amount for the engineering work is \$206,250.00.

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 work authorization from Lombardo, Foley & Kolarik, Inc. for the Extension of Rangeland Parkway.

**FIFTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 18 for Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 18 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 5 for The Villages of Lakewood Ranch South - Series 2016 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 5 for The Villages of Lakewood Ranch South – Series 2016 A.

**Requisition List No. 16  
The Villages of Lakewood Ranch South  
– Developer Funding**

On MOTION by Mr. Chiofalo, 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. 16 for The Villages of Lakewood Ranch South.

**SIXTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the report.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager’s Report** – Dr. Fishkind noted that all District records are in the process of being converted to electronic records as District Counsel has now advised that to be sufficient under Florida Law. It will take some time to complete, but will be a great improvement and give the public access electronically.

**Attorney’s Report** – Ms. Whelan presented two additional items for the Board’s consideration. The Funding Agreement between the District and Country Club East Investors, LLC is in the standard developer funding agreement form. Ms. Whelan asked for public comments and hearing none asked for a motion to approve.

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 Funding Agreement between the District and Country Club East Investors, LLC.

Ms. Whelan presented a lake maintenance easement agreement obligating the District to maintain a portion of the lake in Country Club East as required by SWFMD. Mr. Perka provided details noting that Country Club East is being developed in phases; in a prior plat the easterly portion of the lake was conveyed to the District, the westerly portion of the pond is for the most part completed but there may be some additional modifications to the exact boundaries of the pond in the future. At this time the District will be granted an easement to maintain the entire pond until such time when the pond perimeter is permanently defined and fully conveyed to the District. Mr. Perka noted for the record that the landowner entity is Lakewood Ranch Golf Company. Mr. Jensen asked for public comments and hearing none asked for a motion to approve in substantial form.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved in substantial form the Lake Maintenance Easement Agreement.

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

**Specific Authorization No. 70  
Lorraine Road Water Main Extension**

Mr. Simons noted that SA no. 70 completes the design services for the Sarasota and Manatee Counties connection.

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. 70.

**Change Order No. 3  
Frederick Derr & Company, Inc.  
Villages of Lakewood Ranch – Deer  
Drive Project  
Materials deduction**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 3, Frederick Derr & Company, Inc.

**Change Order No. 4  
Frederick Derr & Company, Inc.  
Villages of Lakewood Ranch – Deer  
Drive Project  
Addition of 8" Water Main and Force  
Main**

Deferred

**Change Order No. 5  
Frederick Derr & Company, Inc.  
Villages of Lakewood Ranch – Deer  
Drive Project  
Materials deduction – Owner Purchase**

Deferred

Mr. Simons presented for the Board's approval:

**Change Order No. 9  
Frederick Derr & Company, Inc.  
Wood Fern Trail  
Construct a driveway and pad at the  
irrigation pump**

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 9, Frederick Derr & Company, Inc.

Mr. Kennedy presented for the Board's approval:

**Change Order No. 4  
QGS Development, Inc.  
44th Avenue East Phase III  
Material Change**

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. 4, QGS Development, Inc.

**Change Order No. 5  
QGS Development, Inc.  
44th Avenue East Phase III  
Additional CDD Material PO's Issued**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 5, QGS Development, Inc.

Mr. Simons presented for the Board's approval:

**Change order No. 9  
Woodruff & Sons, Inc.  
White Eagle Blvd., Phase III  
Add BRU pump station drive; modify  
BRU valve vault; BRU irrigation  
modifications; BRU pressurized main;  
haul fill**

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. 9, Woodruff & Sons, Inc.

**EIGHTH 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. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the July 8, 2016 meeting.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson