

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

August 7, 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
Brett Sealy	MBS (by phone)
Mike Kennedy	Stantec
Dan Perka	SMR
Deborah Byerly	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 July 10, 2015 Board of Supervisors Meetings

Mr. Jensen presented the minutes from the Board of Supervisors' meetings held on July 10, 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 July 10, 2015 Board of Supervisors meeting.

THIRD ORDER OF BUSINESS

The Board considered the fiscal year 2016 meeting schedule.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the fiscal year 2016 meeting schedule.

FOURTH ORDER OF BUSINESS

Business Matters

Public Hearing on the Adoption of the District's Fiscal Year 2015-2016 Budget

- o **Public Comments and Testimony**
- o **Board Comments**
- o **Consideration of Resolution 2015-22, Relating to the Annual Appropriations and Adopting the FY 2015-2016 Budget**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the public hearing.

There were no comments from the public.

Mr. Johnson noted for the record that proofs of the publications were included in the agenda packet; that Dr. Fishkind had indicated that copies of the budgets had been provided to both Counties; and that the budget was below the build-out budget previously presented to the landowners.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District closed the public hearing.

Hearing no comments from the Board, Mr. Jensen called for a motion to approve resolution 2015-22.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2015-22, Relating to the Annual Appropriations and Adopting the FY 2015-2016 Budget.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2015-23, Imposing Special Assessments and Certifying and Assessment Roll for FY 2015-2016

Dr. Fishkind noted that this resolution authorizes Staff to move forward under the uniform method and collect the bills just approved.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2015-23, Imposing Special Assessments and Certifying an Assessment Roll for FY 2015-2016.

SIXTH ORDER OF BUSINESS

Consideration of Matters Relating to the Village at Lakewood Ranch South Bonds

- A. Engineer's Report**
- B. Master Assessment Methodology**
- C. Resolution 2015-24, Declaring Special Assessments**
- D. Resolution 2015-25, Setting A Public Hearing Date on the Imposition of Special Assessments**

Dr. Fishkind reviewed the standard two-step process required under Chapter 170, Florida Statutes. The first step, which would initiate the assessment process, would be consideration of the project and, if deemed appropriate after hearing from Staff and the reports, the Board would be asked to make findings of special benefits, findings of appropriate allocations under the methodology and Staff would then publish the preliminary assessment roll announcing to the public and the landowners in particular of the District's intent to levy special assessments to pay for the capital improvement plan in phases over time.

Mr. Kennedy reviewed the Engineer's Report.

Dr. Fishkind reviewed the Assessment Methodology and stated that bases on the various analyses made the market clearly demonstrates that there is a special benefit from the cost the District is considering imposing on the lands.

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 2015-24, Declaring Special Assessments.

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 2015-25, Setting a Public Hearing Date on the Imposition of Special Assessments for Thursday, September 17, 2015 at 9:00 a.m. at the current location.

Mr. Sealy, Underwriter, discussed the timing for the bond closing.

SEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's consideration:

Requisition List for Draw No. 11 for Country Club East - Series 2014 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. 11 for Country Club East - Series 2014 A Bond.

Requisition List for Draw No. 7 for Lakewood Centre North – Series 2015 A

On MOTION by Mr. Bedford, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 7 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 5
The Villages of Lakewood Ranch South
– Developer Funded**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Developer Funding and approved payment of Requisition No. 5 for The Villages of Lakewood Ranch South.

EIGHTH ORDER OF BUSINESS

Staff Reports

Manager’s Report – No report.

Attorney’s Report – Mr. Johnson reviewed for the Board proposed changes under consideration in the Legislative Session.

Engineer’s Report – Mr. Kennedy asked for the Board’s approval for Staff to proceed with the pre-qualification process for landscape and irrigation maintenance contractors.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved for Staff to proceed with the landscape maintenance and irrigation contractor pre-qualification process.

Mr. Johnson noted that the pre-qualification of construction contractors would expire in 2016.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Audience Comments

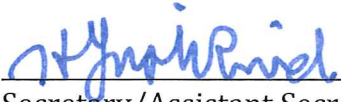
There were no audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Jensen asked for a motion to continue 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 continue the meeting to August 21, 2015 at 9:00 a.m. at the current location.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson