

# **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**

September 17, 2015, 9:50 a.m.

Present and constituting a quorum:

Rex Jensen	Board Member
Tony Chiofalo	Board Member
Scott Almand	Board Member
Jim Schier	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
Mike Kennedy	Stantec
Deborah Byerly	SMR
Jimmy Stewart	SMR
Bob Simons	SMR
Bill Conerly	Kimley-Horn
Susan Ellis	Member of the Public
Cindy Roberts	Member of the Public
Marybeth Traverso	Member of the Public
Jay Traverso	Member of the Public
Tim Hornung	Member of the Public
Michelle Hornung	Member of the Public

## **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 August 7, 2015 Board of Supervisors Meeting and August 21, 2015 Continued Board of Supervisors' Meeting**

Mr. Jensen presented the minutes from the Board of Supervisors' meeting held on August 7, 2015 and continued on August 21, 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 August 7, 2015 Board of Supervisors meeting and August 21, 2015 Continued Board of Supervisors' Meeting.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Matters Relating to Pulte Del Webb Bonds**

**A. Public Hearing on the Imposition of Special Assessments, Pulte Del Webb (continued from August 21, 2015)**

- o Public Comments and Testimony
- o Board Comments
- o Consideration of Resolution 2015-26, Levying Special Assessments

Dr. Fishkind noted that a public hearing had been advertised and provided background information for the assessment process.

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

Mr. Jensen called for public comments specifying the assessment area. There were no comments from the public.

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

Mr. Johnson reviewed Resolution 2015-26.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2015-26, Levying Special Assessments.

**B. Consideration of Disclosure of Public Financing**

Dr. Fishkind reviewed the Disclosure of Public Financing noting that the information would be provided to the homeowners up front. Mr. Johnson noted that it would also be recorded and suggested that the Board approve the Disclosure in substantial form and authorize Staff to record the final document.

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 Disclosure of Public Financing in substantial form and authorized Staff to record the final document.

**C. Consideration of Notice of Imposition of Special Assessments**

Mr. Johnson noted that the Notice of Imposition would be recorded as well.

**D. Other Matters**

There were no additional matters.

**FOURTH ORDER OF BUSINESS**

**Consideration of Matters Relating to the Villages at Lakewood Ranch South Bonds**

**A. Public Hearing on the Imposition of Special Assessments, Villages at Lakewood Ranch South**

- o Public Comments and Testimony
- o Board Comments
- o Consideration of Resolution 2015-27, Levying Special Assessments

Dr. Fishkind noted that a public hearing had been advertised. Mr. Jensen called for a motion to open the public hearing.

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

Mr. Jensen called for public comments specifying the assessment area. There were no comments from the public.

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

Mr. Johnson reviewed Resolution 2015-27.

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 2015-27, Levying Special Assessments.

**B. Consideration of Notice of Imposition of Special Assessments**

Mr. Johnson noted that the Notice of Imposition would be recorded as well.

**C. Other Matters**

There were no additional matters.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Permitting the Lake C Dredging**

Mr. Chiofalo noted that the item would be tabled until the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Qualifications for Engineering Services (provided under separate cover)**

Dr. Fishkind noted that in response to the published Qualifications for Engineering Services the District had received detailed qualification packets from a number of Engineering Firms which had been circulated to the Board Members and certain Staff for consideration. The purpose of the RFQ was to expand the pool of pre-qualified engineering firms before the end of the current pre-qualification period. Mr. Johnson noted that Stantec would continue as District Engineer and that the pre-qualification of engineering firms for project engineering services was in anticipation of certain future projects expected to exceed the \$365,000 cost limit requiring RFQs. Mr. Chiofalo noted that the six (6) responders, Kimley-Horn, HEIDT Design, Dewberry, DMK Associates, Lombardo, Foley & Kolaric, Inc., and Jones Edmunds, were equally qualified and therefore equally ranked.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved and equally ranked all six (6) responding firms for project engineering services.

Mr. Johnson noted that Staff would proceed with negotiation of contracts to be brought back at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board’s consideration:

**Requisition List for Draw No. 12 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. 12 for Country Club East - Series 2014 A Bond.

**Requisition List for Draw No. 8 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. 8 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 6  
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. 6 for The Villages of Lakewood Ranch South.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** – No report.

**Attorney's Report** – Mr. Johnson noted that the previously discussed bill was approved and that the Legislation is expected to move forward with the Chapter 190 revisions.

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

**Change Order No. 2  
Deduct Direct Material Purchase  
White Eagle Blvd, Phase III**

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  
Revised Sanitary Sewer Forcemain  
White Eagle Blvd, Phase III**

Mr. Jensen asked Mr. Kennedy to follow up regarding the agreement with the County.

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. 3.

**Change Order No. 4  
Revised Quantities  
White Eagle Blvd, Phase III**

Mr. Simons provided details.

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. 4.

**Change Order No. 15 Under Specific  
Authorization No. 37  
White Eagle Blvd, Phase III**

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. 15.

**Change Order No. 18 Under Specific  
Authorization No. 37  
White Eagle Blvd, Phase III**

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 18.

**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 September 17, 2015 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson