

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

February 17, 2017, 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
Herb Boatner	Bryant, Miller & Olive (by phone)
Misty Taylor	Bryant, Miller & Olive
Brett Sealy	MBS
Rob Engel	Stantec
Bob Simons	SMR
Deborah Byerly	SMR
Russell Smith	Lennar
Scott Schule	US Bank
Jeb Mulock	ZNS Engineering
Pam Eubanks	Observer

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 January 13, 2017 Board of Supervisors Meeting

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

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the January 13, 2017 Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters relating to the Lakewood National/Polo Run Bonds

A. Public Hearing on the Imposition of Special Assessments

- **Board Comments**
- **Resolution 2017-08, Levying Special Assessments**
- **Resolution 2017-09, Supplemental Assessment Resolution**

Dr. Fishkind noted that a public hearing was advertised for today's meeting.

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.

Mr. Johnson reviewed resolution 2017-08, which was in standard form. The exhibits to the resolution, the Engineer's report and Master Assessment Methodology, had not changed since they were first presented and approved. Mr. Engel confirmed for the record that the improvements included in the Engineer's report are all eligible improvements consistent with the Special Act. Dr. Fishkind confirmed for the record that the proposed assessments fairly and reasonable apportion the debt among benefitting properties and that the benefit from the improvement program exceeds the burden of the debt that the Board places on the properties through the bonds.

There were no comments from the Board or from the public.

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 2017-08, Levying Special Assessments.

Mr. Johnson reviewed resolution 2017-09, noting that the documents show a contribution from Lennar in the amount of approximately \$7.3 million, which is contributed to defray debts that would otherwise be at different levels on certain residential units and on the clubhouse. The closing is scheduled for February 21, 2017. There were no further comments from Mr. Sealy, the Underwriter of the bonds.

There were no comments from the Board or from the public.

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 2017-09, Supplemental Assessment Resolution.

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

FOURTH ORDER OF BUSINESS

**Consideration of Draft Audited
Financial Statements – Fiscal Year
Ending September 30, 2016**

Dr. Fishkind commented that it was noteworthy that the auditor had made very favorable comments concerning the Staff work. Mr. Chiofalo concurred.

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 Draft Audited Financial Statements for Fiscal Year ending September 30, 2016.

FIFTH ORDER OF BUSINESS

**Consideration of Woodruff & Sons, Inc.
Bid Extension, Villages of Lakewood
Ranch – Lakewood Ranch Boulevard**

Mr. Simon presented the bid extension from Woodruff & Sons to March 14, 2017. No Board action was required.

SIXTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 25 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. 25 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 13 for The
Villages of Lakewood Ranch South -
Series 2016 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. 13 for The Villages of Lakewood Ranch South – Series 2016 A.

**Requisition List No. 7
Masters Ave. East & Bourneside Road
– Pre-Funding**

On MOTION by Mr. Schier, 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. 7 for Masters Avenue East & Bourneside Road.

**Requisition List No. 23
The Villages of Lakewood Ranch South
– Pre-Funding**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Pre-Funding and approved payment of Requisition No. 23 for The Villages of Lakewood Ranch South.

SEVENTH ORDER OF BUSINESS

Compilation Report

There were no comments to the report.

EIGHTH ORDER OF BUSINESS

Staff Reports

Manager’s Report – No Report

Attorney’s Report – Mr. Jonathan provided legislative updates relevant to Special Districts.

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

**Specific Authorization No. 79
Services Associated with Lakewood
Ranch Stewardship District
Waterside – Neighborhood 8
Subdivision**

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 79.

**Change Order No. 39 under Specific
Authorization No. 70
Lorraine Road Water Main Extension**

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. 39 under Specific Authorization No. 70.

**Change Order No. 40 under Specific
Authorization No. 47
Villages of Lakewood Ranch Master
Drainage Plan and Permitting
(Lakes E, F, and G
Geotechnical/Hydrogeological
Exploration/Engineering 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 Change Order No. 40 under Specific Authorization No. 47 subject to review by District Counsel.

**Change Order No. 40 under Specific Authorization No. 48
Villages of Lakewood – Lakewood Ranch Blvd. (Corporate Park to I-75 Right-of-Way) Project**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 40 under Specific Authorization No. 48.

Mr. Simons presented for the Board's approval:

**Work Authorization Number 1
Kimley-Horn and Associates, Inc.
Uhlein Road and Rangeland Parkway Improvements**

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Work Authorization Number 1, Kimley-Horn and Associates, Inc.

**Work Authorization Number 2
Dewberry Engineers, Inc.
Rangeland Parkway from Lorraine Road to the Proposed Uhlein Road**

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Work Authorization Number 1, Kimley-Horn and Associates, Inc.

Mr. Engel presented for the Board's approval:

**Change Order No. 4
Woodruff & Sons, Inc.
Villages of Lakewood Ranch – Lorraine Road
Site Lighting and Miscellaneous Additional Work**

The change order is within budget.

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. 4, Woodruff & Sons, Inc.

**Change Order No. 5
Woodruff & Sons, Inc.
Villages of Lakewood Ranch – Lorraine Road
Direct Purchase Material Credit**

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. 5 Woodruff & Sons, Inc.

**Change Order No. 10
Frederick Derr & Company, Inc.
Villages of Lakewood Ranch – Deer
Drive Project
Deduction of Tax for Owner Purchased
Material**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 10, Frederick Derr & Company, Inc.

**Change Order No. 7
E.T. MacKenzie of Florida, Inc.
Villages of Lakewood Ranch –
Lakewood Ranch Blvd. Project
Lighting, Roadway & Pavement,
Earthwork, Irrigation, Sanitary Sewer,
Drainage, and Surveying Services**

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. 7, E.T. MacKenzie of Florida, Inc.

NINETH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Audience Comments

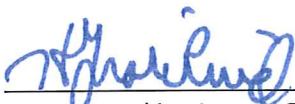
There were no audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Jensen asked for a motion to adjourn.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the February 17, 2017 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson