

# **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**

October 6, 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
Herb Boatner	Bryant, Miller & Olive
Lindsay Whelan	HGS (by phone)
Keith Litzell	Stantec
Mike Kennedy	Stantec (by phone)
Rob Engel	Stantec (by phone)
Bob Simons	SMR
Deborah Byerly	SMR
Dan Perka	MSR
Louis Lawman	SMR
Roger Aman	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  
September 8, 2017 Board of Supervisors  
Meeting and the September 15 and 27,  
2017 Continued Meetings**

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 September 8, 2017 Board of Supervisors Meeting and the September 15 and 27, 2017 Continued Meetings.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Bid Award for Bourneside Boulevard South, Phase 1 at Lakewood Ranch**

- A. Award Recommendation and Bid Tabulation**
- B. Resolution 2018-01, Award of Contract**
- C.**

Mr. Engel presented the recommendation for awarding the contract for the Bourneside Boulevard South, Phase 1 at Lakewood Ranch project to E.T. MacKenzie of Florida, Inc. for the total bid amount of \$3,343,855.20.

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 2018-01, Award of Contract for the Bourneside Boulevard South, Phase 1 at Lakewood Ranch project to E.T. MacKenzie of Florida, Inc.

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Distribution System Installation Services and Materials (Lorraine Road South Project)**

Mr. Lawman presented the agreement for the Boards ratification for Irrigation Distribution System Installation Services and Materials in the amount of \$49,950.00.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District ratified the agreement between the District and Irrigation Design Associates, Inc. for Irrigation Distribution System Installation Services and Materials (Lorraine Road South Project).

**FIFTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 2 for Del Webb - Series 2017 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. 2, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 33 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. 33 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 6  
Lakewood Centre South  
– Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition No. 6 for Lakewood Centre South.

**Requisition List No. 15  
Masters Ave. East & Bourneside Road  
– Pre-Funding**

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 List No. 15 for Masters Avenue East & Bourneside Road.

**Requisition List No. 3  
Northeast Sector  
2017 Note**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 3 for Northeast Sector.

**Requisition List No. 31  
The Villages of Lakewood Ranch South  
– Pre-Funding**

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 Pre-Funding and approved payment of Requisition No. 31 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 21  
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. 21 for The Villages of Lakewood Ranch South – Series 2016 A.

**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 Lennar has presented requisitions in the amount of \$19,357,995.78, which they would like to be reimbursed before the end of their fiscal year and has therefore requested the first draw on the Series 2017 Bonds issued earlier in the year to fund improvements for the Lakewood National/Polo Run. The paperwork is about 99% complete and Staff is recommending the Board's approval of a not-to-exceed amount of \$19.4 million subject to Staff completing the paperwork. Ms. Whelan noted that they are waiting for some minor revisions to the acquisition package. The Title work is in progress and no issues are anticipated. Mr. Kennedy noted that Stantec would be comfortable issuing the Engineer's Certification upon final inspection of the improvements by the County.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved (i) the acquisition of the Phase 1 infrastructure from Lennar and the subsequent conveyance of the utility infrastructure to the County, (ii) a not-to-exceed \$19.4 million draw on the Series 2017 National/Polo Run Bonds as reimbursement for Lennar for the acquisition of such infrastructure, and (iii) authorized Staff to complete the paperwork.

Mr. Jensen requested that the Water and Sewer be turned over to the County as soon as possible.

**Attorney's Report** - No Report

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

**Specific Authorization No. 90  
General District Engineering Services  
(Fiscal Year 2017-2018)**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 90.

**Specific Authorization No. 91  
Services Associates with Lakewood  
Ranch Stewardship District  
East-West Force Main and Water  
Main Extension**

Total amount \$140,500.00. Mr. Chiofalo confirmed that due to market demands the project is being moved forward by a couple of years.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 91.

**Change Order No. 48 under Specific  
Authorization No. 47  
Villages of Lakewood Ranch Master  
Drainage Plan and Permitting  
(Consolidate Drainage Record Drawings  
for Sarasota County and SWFWMD)**

Mr. Aman provided details.

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. 48 under Specific Authorization No. 47.

Mr. Engel presented for the Board's approval:

**Change Order No. 49 under Specific  
Authorization No. 52  
Community Park at Lakewood Centre  
Parcel AA**

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. 49 under Specific Authorization No. 52.

**Change Order No. 50 under Specific  
Authorization No. 39  
44<sup>th</sup> Avenue East Phase III**

On MOTION by Mr. Almond, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 50 under Specific Authorization No. 39.

Mr. Simons presented for the Board's approval:

**Work Authorization Number 6  
Dewberry Engineers Inc.  
Services for the Lorraine Road Bridge  
Replacement and Ultimate Right-of-  
Way**

Mr. Jensen requested to see completed design plans.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Work Authorization Number 6, Dewberry Engineers Inc.

**Change Order No. 1  
MSB Services, LLC  
44<sup>th</sup> Ave. Phase III Street Light  
Additional Street Lights Required**

Dr. Fishkind noted that there was an update to the owner.

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. 1, MSB Services, LLC

Mr. Aman presented for the Board's approval:

**Change Order No. 4  
QGS Development, Inc.  
Villages of Lakewood Ranch Lorraine  
Road**

**Add Second Stripe to Bike Lane as Requested**

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. 4, QGS Development, Inc.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

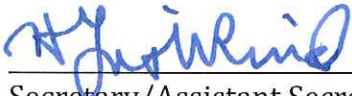
There were no audience comments.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Jensen asked for a motion to adjourn.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the October 6, 2017 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson