

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

April 13, 2018, 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

Also present were:

Hank Fishkind	Fishkind & Associates
Herb Boatner	Bryant, Miller & Olive
Jonathan Johnson	HGS
Brett Sealy	MBS
Sete Zare	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Dan Perka	SMR
Bob Simons	SMR
Roger Aman	SMR
Deborah Byerly	SMR
Louis Lawman	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.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the March 2, 2018 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. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the March 2, 2018.
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THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters Relative to the Northeast Sector-Kolter Project

- A. Agreement between the District and Morris Engineering and Consulting, L.L.C. for Engineering Services**
- B. Financing Team Funding Agreement between the District and KH Lakewood Ranch LLC**

Dr. Fishkind presented the two agreements for the Board’s approval.

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 Agreement with Morris Engineering and Consulting, L.L.C. for Engineering Services and the Financing Team Funding Agreement with KH Lakewood Ranch LLC.

FOURTH ORDER OF BUSINESS

Consideration of Authorization for Chair or Vice-Chair to execute documents relating to the interest adjustment with respect to the Bond Anticipation Note, Series 2017 (Northeast Sector Project) (provided under separate cover)

Dr. Fishkind noted that there has been an interest rate reset due to the change in the tax law.

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 interest rate reset.

FIFTH ORDER OF BUSINESS

Consideration of Agreements between the District and Deere & Company Regarding the Use of Certain District Parks for Testing

Mr. Johnson explained that Deere and Company proposing to enter into an agreement directly with the District to provide for certain testing on District land. The agreement can be terminated with 30 days’ notice.

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 agreement with Deere & Company regarding the Use of Certain District Parks for Testing.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-09, Approving Interlocal Agreement, Authorizing Interim Rules and Rates Relative to Use of District Amenity Facilities

Dr. Fishkind noted that this agreement would allow for residents of the Stewardship District and other Districts to use the amenities of Districts of which they are not residents. Mr. Johnson noted that a public hearing will be set on the adoption of the Rules and Rates.

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 2018-09, Approving Interlocal Agreement, Authorizing Interim Rules and Rates Relative to Use of District Amenity Facilities.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Architectural Design Services, Waterside Park

Mr. Engel presented the proposal from Hardeman Kempton & Associates, Inc. in the amount of \$146,000.00, which is within budget.

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 proposal for Landscape Architectural Design Services, Waterside Park.

EIGHTH ORDER OF BUSINESS

Consideration of Driggers Proposal for Materials Testing Services and Inspection Services, 44th Avenue East, Phase 5

Mr. Engel presented the proposal in the amount of \$68,850.00.

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 Driggers Proposal for Materials Testing Services and Inspection Services, 44th Avenue East, Phase 5.

NINTH ORDER OF BUSINESS

Consideration of Universal Engineering Sciences Proposal for Construction Materials Testing and Site Work, Waterside Neighborhood 8

Mr. Engel presented the proposal in the amount of \$10,000.00.

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 Universal Engineering Sciences Proposal for Construction Materials Testing and Site Work, Waterside Neighborhood 8.

TENTH ORDER OF BUSINESS

Consideration of Agreements Relative to the Masters Avenue Extension Project
A. Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials
B. SMR Farms, LLC for Landscape Installation Services and Materials

C. Altec, Inc. for Landscape Installation Services and Materials

Mr. Lawman presented the IDA agreement for the total amount \$170,230.00.

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 Agreement with Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials.

Mr. Lawman presented the SMR Farms agreement for the total amount \$215,242.00.

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement with SMR Farms, LLC, for Landscape Installation Services and Materials.

Mr. Lawman presented the Altec agreement for the total amount \$22,070.00.

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 Agreement with Altec, Inc. for Landscape Installation Services and Materials.

ELEVENTH ORDER OF BUSINESS

Consideration of Agreements Relative to the Patton Park Project

- A. Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials**
- B. Altec, Inc. for Landscape Installation Services and Materials**

Mr. Lawman presented the IDA agreement for the total amount \$16,392.50.

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 Agreement with Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials.

Mr. Lawman presented the Altec agreement for the total amount \$14,150.00.

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 Agreement with Altec, Inc. for Landscape Installation Services and Materials.

TWELFTH ORDER OF BUSINESS

Consideration of Agreement between the District and Down to Earth, Inc. for Landscape and Irrigation Maintenance Services

Mr. Lawman presented the Down to Earth agreement in the amount of \$86,604.00.

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 Agreement with Down to Earth, Inc. for Landscape and Irrigation Maintenance Services.

THIRTEENTH ORDER OF BUSINESS

Ratification of Agreement with Sarasota County Property Appraiser

Dr. Fishkind presented the agreement to implement the uniform method for collection.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District ratified the Agreement with Sarasota County Property Appraiser.

FOURTEENTH ORDER OF BUSINESS

Ratification of Agreement with Sarasota County Tax Collector

Dr. Fishkind presented the agreement to use the uniform method of collection.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District ratified the Agreement with Sarasota County Tax Collector.

FIFTEENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

Requisition List for Draw No. 8 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. 8, Del Webb – Series 2017 A Bond.

Requisition List for Draw No. 39 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. 39 for Lakewood Centre North - Series 2015 A.

Requisition List for Draw No. 11 Lakewood Centre 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 approved Requisition No. 11 for Lakewood Centre South.

Requisition List No. 21 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. 21 for Masters Avenue East & Bourneside Road.

**Requisition List No. 9
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. 9 for Northeast Sector.

**Requisition List No. 37
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. 37 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 27
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. 27 for The Villages of Lakewood Ranch South – Series 2016 A.

There was a discussion relative to the re-bidding of the Lakewood Ranch Boulevard South to Fruitville.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved to reject all previous bids and re-bid the project.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved amending Resolution 2018-09, Changing the Date for the public hearing to June 8th, 2018 at 9:00 a.m. at the current location and authorizing Staff to take any other action necessary in order to provide for other agenda items for that date.

SIXTEENTH ORDER OF BUSINESS Compilation Report

There were no comments to the Compilation Report.

SEVENTEENTH ORDER OF BUSINESS Staff Reports

Manager's Report

- **Timeframe for Start of the Assessment Process Relative to the Annexation of the Indigo Parcel into the District** – Dr. Fishkind noted that an Engineer's Report as well as an Assessment Report will be ready for presentation to the Board at the May meeting.

Mr. Jensen noted that the Lindwell's property to the south might be ready within the next couple of month to start working with the delegation to initiate another boundary amendment. Dr. Fishkind noted that he was contacted by Stock Development to start the assessment process for Phase 4 of Lake Club. The target date is the May meeting.

Attorney's Report – No report

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

Specific Authorization No. 95
Stantec
Services Associates with the
Lakewood Ranch Stewardship
District
Bourneside Boulevard (North of SR-
70) Improvement Bidding 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 Specific Authorization No. 95, Stantec.

Specific Authorization No. 96
Stantec
Services Associates with the
Lakewood Ranch Stewardship
District
Rangeland Parkway (Lorraine Rd. to
Uihlein Rd.) Improvement Bidding
Services

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 96, Stantec.

Mr. Kennedy presented for the Board's approval:

Specific Authorization No. 98
Stantec
Revise Bond Issue Report for
Northeast Quadrant

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. 98, Stantec.

Mr. Engel presented for the Board's approval:

Specific Authorization No. 99
Stantec
Services Associates with the
Lakewood Ranch Stewardship
District
Patton Park Trailhead at Lakewood
Ranch

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 99, Stantec.

**Specific Authorization No. 100
Stantec
Services Associates with the
Lakewood Ranch Stewardship
District
Lakewood Ranch Potable Water /
Wastewater Master Plan Update
Services**

There was a discussion regarding additional Board action required for County approval.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 100, Stantec.

**Change Order No. 55 Under Specific
Authorization No. 62
Stantec
Villages of Lakewood Ranch
Stewardship District - Off-Site
Roadways (Lakewood Ranch
Boulevard South and Lorraine Road
South)
Building Support Services Project**

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. 55 Under Specific Authorization No. 62, Stantec.

**Change Order No. 4
Frederick Derr & Company, Inc.
117th Street East at Lakewood Ranch
Changes, Additions, Deductions for
Street Lighting with Tax Deduction**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 4, Frederick Derr & Company, Inc.

**Change Order No. 13
Frederick Derr & Company, Inc.
Villages of Lakewood Ranch - Deer
Drive Project
Additions/Changes to Plans
Requiring Changes in Pipes, Valves,
Mains, Gates, Endwalls, Curbs, Etc.**

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. 13, Frederick Derr & Company, Inc.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINETEENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TWENTIETH ORDER OF BUSINESS

Adjournment

Mr. Jensen asked for a motion to adjourn the meeting.

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 April 13, 2018 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson