

# LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

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## Minutes - Board of Supervisor's Meeting

June 8, 2018, 9:00 a.m.

Present and constituting a quorum:

Tony Chiofalo	Board Member
Jim Schier	Board Member
Richard Bedford	Board Member

Also present were:

Jane Gaarlandt	Fishkind & Associates
Herb Boatner	Bryant, Miller & Olive
Misty Taylor	Bryant, Miller & Olive
Jonathan Johnson	HGS
Brett Sealy	MBS
Mike Kennedy	Stantec
Maryann Grgic	Keypoint Communication
Pat Neal	NEAL Communities
Roger Aman	SMR
Louis Lawman	SMR
Deborah Byerly	SMR

## FIRST ORDER OF BUSINESS

### Call to Order and Roll Call

Ms. Gaarlandt 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 May 4, 2018 Board of Supervisors Meeting and the May 23, 2018 Landowners Meeting

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

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the May 4, 2018 Board of Supervisors Meeting and May 23, 2018 Landowners Meeting.
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**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2018-14,  
Canvassing and Certifying the Result of  
the Landowners Referendum**

Mr. Johnson presented the resolution.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-14, Canvassing and Certifying the Result of the Landowners Referendum.

**FOURTH ORDER OF BUSINESS**

**Consideration of RFP for Audit Services**

Mr. Johnson noted that the RFP needs to be approved for noticing purposes. The Audit Committee will be scheduled to meet in August.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the RFP for Audit Services.

**FIFTH ORDER OF BUSINESS**

**Business Matters**

**Consideration of Resolution 2018-15,  
Approving Proposed Budgets for  
FY2018/2019 and Setting a Public  
Hearing Date Thereon**

Mr. Lawman presented and provided details on the upcoming fiscal year operating budget.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-15, Approving Proposed Budgets for FY2018/2019 and Setting Public Hearing Thereon for August 10<sup>th</sup>, 2018 at 9:00 a.m. at the current location.

**SIXTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the  
Stock/Lake Club Phase 4 Issuance**

- A. Public Hearing on the Imposition of Special Assessments**
  - o Public Comments and Testimony
  - o Board Comments
- B. Master Engineer’s Report**
- C. Master Assessment Methodology Report**
- D. Resolution 2018-16, Levying Special Assessments**

Ms. Gaarlandt confirmed that both the published and individual mailed noticed had been provided as required by statute. Mr. Johnson noted that there were no substantial changes to the Engineer’s Report or the Assessment Methodology Report previously presented to the Board. Mr. Kennedy reviewed the Engineer’s Report. There was a brief discussion relative to the funding of

the project. Ms. Gaarlandt confirmed that the benefits exceed the burden of the debt proposed being issued and that it is Dr. Fishkind’s opinion that the assessments are fairly and reasonably allocated among the benefitted properties.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the Public Hearing.

There were no public comments.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-16, Levying Special Assessments.

MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Closed the Public Hearing.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the NW Sector Expansion Area/Indigo Issuance**

- A. Public Hearing on the Imposition of Special Assessments**
  - o Public Comments and Testimony
  - o Board Comments
- B. Master Engineer’s Report**
- C. Master Assessment Methodology Report**
- D. Resolution 2018-17, Levying Special Assessments**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the Public Hearing.

Ms. Gaarlandt confirmed that both the published and individual mailed noticed had been provided as required by statute. Mr. Kennedy reviewed the Engineer’s Report noting that land had been added. Mr. Kennedy confirmed that the approximate 47 acres as described in the original report was correct. Mr. Johnson asked Ms. Gaarlandt to confirm that the report describes the benefits of received by the property and that the benefits exceed the burden of the debt proposed being issued and that it is Dr. Fishkind’s opinion that the assessments are fairly and reasonably allocated among the benefitted properties. Ms. Gaarlandt confirmed. Mr. Schier, on behalf of the Landowner, noted that the notice was received and that the Landowner is in agreement with the assessments being levied.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-17, Levying Special Assessments.

MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Closed the Public Hearing.

**EIGHTH ORDER OF BUSINESS**

**Consideration of MBS Capital Market, LLC Supplement to Investment Banking Agreement dated November 2, 2012 regarding Bond Issuances by the District (Indigo Project and Lake Club – Phase IV Project)**

Mr. Johnson noted that District Counsel had reviewed the agreement and that it was in conformance with previous documents. Mr. Sealy presented the supplement noting that it is required to present agreements for the individual bond issuances.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the MBS Capital Market LLC Supplement regarding Bond Issuances (Indigo Project and Lake Club – Phase IV Project)

**NINTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Rules/Rates for Public Recreation Facilities**

- Public Comments and Testimony
- Board Comments
- A. Resolution 2018-18, Approving Fees/Rules for Public Parks**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the Public Hearing.

Mr. Johnson noted that notices had been published as required and briefly reviewed the Rules/Rates. There were no public comments.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-18, Approving Fees/Rules for Public Parks.

MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Closed the Public Hearing.

**TENTH ORDER OF BUSINESS**

**Consideration of Bid Award for Lakewood Ranch Boulevard South**  
**A. Award Recommendation and Bid Tabulation**  
**B. Resolution 2018-19, Award of Contract**

Mr. Kennedy reviewed the bid recommendation.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-19, Award of Contract.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Agreements for Landscape and Irrigation Maintenance Services**

- A. Altec Lakes and Natural Areas, Inc. (Patton Park)
- B. Altec Lakes and Natural Areas, Inc. (Bob Gardner Park)
- C. Sun State Landscape Management, Inc. (Masters Ave. Ext.)
- D. GreenWorks Landscape Management, Inc. (Lorraine Corners)

Mr. Lawman presented the agreements as follows, all under the statutory bidding threshold: Altec (Patton Park) in the amount of \$16,808.00, under budget; Altec (Bob Gardner Park) in the amount of \$94,624.00, under budget; Sun State (Masters Ave. Ext.) in the amount of \$108,606.00; and GreenWorks (Lorraine Corners) in the amount of \$91,908.00, under budget.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Approved the Agreements for Landscape and Irrigation Maintenance Services as presented.

**TWELFTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Chiofalo presented for the Board's Consideration:

**Requisition List for Draw No. 10 for Del Webb - Series 2017 A Bond**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 10, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 41 for Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 41 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 13 Lakewood Centre South – Pre-Funding**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition No. 13 for Lakewood Centre South.

**Requisition List No. 11  
Northeast Sector  
2017 Note**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 11 for Northeast Sector.

**Requisition List for Draw No. 29  
The Villages of Lakewood Ranch South  
- Series 2016 A Bond**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 29 for The Villages of Lakewood Ranch South – Series 2016 A.

**THIRTEENTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the Compilation Report.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** - Ms. Gaarlandt reminded the Board that the deadline for submitting the Form 1 Financial Statement is July 1<sup>st</sup> and that the July meeting is scheduled for the 13<sup>th</sup>.

**Attorney's Report** – Mr. Johnson noted that a new round of threatened litigation is popping up relating to website accessibility under the Americans with Disabilities Act and asked that any Supervisor or Staff receiving a demand letter or lawsuit immediately forward it to District Counsel.

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

**Specific Authorization No. 102  
Stantec  
Services Associated with Lakewood  
Ranch Stewardship District  
Rangeland Parkway Parallel Force  
Main**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 102, Stantec.

Mr. Aman presented for the Board Approval:

**Proposal for Construction Materials  
Testing  
Universal Engineering Sciences  
Covenant Way Utility Extension - CSD**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Universal Engineering Sciences Proposal for Construction Materials Testing.

**Proposal for Construction Materials Testing  
Driggers Engineering Sciences Incorporated  
Lakewood Ranch Blvd. from Fruitville Road to Lakewood Ranch Southern Boundary**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Driggers Engineering Sciences Incorporated Proposal for Construction Materials Testing.

Mr. Kennedy presented for the Board Approval:

**Optional (Construction Phase) Services Authorization  
Atkins  
Fruitville Road Widening at Lorraine Road**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Atkins Optional Services Authorization.

Mr. Aman presented for the Board Approval:

**Quotation  
Frederick Derr & Company, Inc.  
Force Main Extension**

The amount of \$249,447.35 is under the statutory bidding threshold.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Quotation from Frederick Derr & Company, Inc., Force Main Extension.

**Quotation  
Frederick Derr & Company, Inc.  
Lift Station Upgrades**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Quotation from Frederick Derr & Company, Inc., Lift Station Upgrades.

Mr. Lawman presented for the Board's Approval:

**Change Order No. 1  
SMR Farms, LLC  
117<sup>th</sup> Street Trees and Landscape  
Additional Trees over Original Agreement Scope**

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. 1, SMR Farms, LLC.

**Change Order No. 1  
SMR Farms, LLC  
Patton Park  
Decrease in Landscape 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. 1, SMR Farms, LLC, Patton Park.

**Change Order No. 1  
Irrigation Design Associates, Inc.  
Patton Park  
Decrease in Contract Price**

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. 1, Irrigation Design Associates, Inc.

**Change Order No. 1  
GreenWorks Landscape Management,  
LLC  
Post Blvd and 59<sup>th</sup> Avenue  
Reassignment of Certain Scope Areas**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, GreenWorks Landscape Management, LLC subject to verification and correction of \$ amount.

**Change Order No. 15  
E.T. MacKenzie of Florida, Inc.  
Villages of Lakewood Ranch –  
Lakewood Ranch Boulevard Project  
Reconciliation on Potable Water,  
Drainage and Lighting; Cleanup for  
Turnover Process**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 15, E.T. MacKenzie of Florida, Inc.

Mr. Kennedy provided updates on upcoming project.

#### **FIFTEENTH ORDER OF BUSINESS**

#### **Supervisor Requests**

There were no Supervisor requests.



**SIXTEENTH ORDER OF BUSINESS**

**Audience Comments**


There were no audience comments.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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 June 8, 2018 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson