

# 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

April 7, 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
Misty Taylor	Bryant, Miller & Olive
Herb Boatner	Bryant, Miller & Olive (by phone)
Brett Sealy	MBS
Mike Kennedy	Stantec
Bob Simons	SMR
Roger Aman	SMR
Deborah Byerly	SMR
Scott Schuhle	US Bank (by phone)

## 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 March 3, 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. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the March 3, 2017 Board of Supervisors Meeting as presented.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Matters relating to the Del Webb Series 2017 Bonds**

**A. Resolution 2017-11, Delegation Resolution**

**B. Other Matters** *(provided under separate cover)*

Mr. Johnson introduced resolution 2017-11 authorizing the undertaking of offering and selling the Del Webb Series 2017 Bonds. Ms. Taylor, having prepared the resolution, reviewed the specifics of the delegation resolution. Dr. Fishkind confirmed for the record that he had reviewed the provisions of Section 5 and was, as the District’s Financial Advisor, comfortable recommending the parameters set forth.

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 2017-11, Delegation Resolution.

Mr. Johnson noted that staff continued to work on various agreements to be presented at closing as well as a supplemental assessment report. There were no additional matters to discuss.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-12, Ratifying the Sale of the Lakewood National/Polo Run Series 2017 Bonds**

Mr. Johnson reviewed the standard resolution ratifying and affirming the various actions taken by Members of the Board and Staff at the closing and presented as standard practice at the conclusion of each bond issuance.

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 2017-12, Ratifying the Sale of the Lakewood National/Polo Run Series 2017 Bonds

**FIFTH ORDER OF BUSINESS**

**Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement, NE Sector**

Mr. Sealy presented the supplement to the existing banking agreement as required for each transaction and which would authorize MBS Capital Market to start working on the upcoming transaction for the NE Sector.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved MBS Capital Markets, LLC Supplement to Investment Banking Agreement, NE Sector.

**SIXTH ORDER OF BUSINESS**

**Consideration of Stormwater Management Maintenance Agreement between the District and HOAs**

Mr. Johnson presented a form of an updated stormwater management maintenance agreement. Once the District issues bonds it frequently engages in an agreement with the applicable homeowners association to provide for the onsite maintenance of the drainage infrastructure.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved in form the Stormwater Management Maintenance Agreement between the District and the relevant HOAs.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 27 for  
Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 27 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 15 for 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. 15 for The Villages of Lakewood Ranch South – Series 2016 A.

**Requisition List for Draw No. 1  
NE Sector  
– 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 accepted the Developer Funding and approved payment of Requisition No. 1 for the NE Sector.

**Requisition List No. 25  
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. 25 for The Villages of Lakewood Ranch South.

**Requisition List No. 9  
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. 9 for Masters Avenue East & Bourneside Road.

**Requisition List for Draw No. 2  
White Eagle Blvd.  
– 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 No. 2 for White Eagle Blvd.

**EIGHTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the report.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** – No Report

**Attorney's Report** – Mr. Johnson provided updates on pending legislative changes.

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

**Specific Authorization No. 80  
Services Associated with Lakewood  
Ranch Stewardship District  
Northeast Sector Roadway/Intersection  
Analysis**

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. 80.

**Change Order No. 36 under Specific  
Authorization No. 39  
44<sup>th</sup> Avenue East Phase III**

Tabled

**Change Order No. 42 under Specific  
Authorization No. 49  
Villages of Lakewood Ranch – Deer  
Drive Project  
(University Parkway to Villages of  
Lakewood Ranch Boulevard**

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. 42 under Specific Authorization No. 49.

**Change Order No. 8**  
**E.T. MacKenzie of Florida, Inc.**  
**Villages of Lakewood Ranch –**  
**Lakewood Ranch Blvd. Project**  
**Additional Clearing & Earthwork,**  
**Irrigation, Drainage, and General**  
**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. 8, E.T. MacKenzie of Florida, Inc.

**Change Order No. 3 Revised**  
**QGS Development, Inc.**  
**Villages of Lakewood Ranch – Lorraine**  
**Road**  
**Revisions to Excavate Borrow Pond 4,**  
**Pipe Extensions Pond 2, Sleeving, and**  
**Re-Mobilization of Earthwork**

Mr. Simons provided details.

On MOTION by Mr. Chiofalo, seconded by Mr. Almond, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 3, Woodruff & Sons, Inc.

**Change Order No. 8**  
**QGS Development, Inc.**  
**44<sup>th</sup> Avenue East Phase III**  
**Modify Drainage Structure, Cast in**  
**Place “P” Top, Add’l Underdrain &**  
**Regrade, Material & Sales Tax Credit**

Mr. Kennedy noted this is the final balancing change order.

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. 8, QGS Development, Inc.

Mr. Kennedy noted that an updated list of pre-qualified contractors will be presented at the May meeting. The road construction schedule is being updated as well.

## **TENTH ORDER OF BUSINESS**

### **Supervisor Requests**

There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

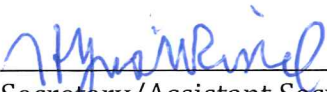
There were no audience comments.

**TWELFTH 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 April 7, 2017 meeting.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson