

# 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

December 8, 2017, 9:01 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  |
| Misty Taylor     | Bryant, Miller & Olive |
| Lindsay Whelan   | HGS                    |
| Jonathan Johnson | HGS                    |
| Brett Sealy      | MBS                    |
| Mike Kennedy     | Stantec                |
| Rob Engel        | Stantec                |
| Bob Simons       | SMR                    |
| Deborah Byerly   | SMR                    |
| Roger Aman       | 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 November 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. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the November 3, 2017 Board of Supervisors Meeting.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Resolution 2018-05,  
Authorizing Boundary Amendment**

Mr. Johnson reviewed the resolution noting that the amendment process is in progress.

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 2018-05, Authorizing the Boundary Amendment.

**FOURTH ORDER OF BUSINESS**

**Consideration of Boundary  
Amendment Funding Agreement**

Mr. Johnson reviewed the agreement providing for Empire State Holding Group, LLC funding of the activities associated with the boundary amendment.

On MOTION by Mr. Bedford, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Boundary Amendment Funding Agreement.

**FIFTH ORDER OF BUSINESS**

**Ratification of Agreement for Boundary  
Amendment Services**

Mr. Johnson asked for the Board's ratification of the letter excuted by the Chairman for HGS services associated with the boundary amendment.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District ratified the agreement between the District and Hopping Green and Sams, P.A. for Boundary Amendment Services.

**SIXTH ORDER OF BUSINESS**

**Consideration of MBS Capital Market,  
LLC Supplement to Investment Banking  
Agreement, Special Assessment Revenue  
Bonds, Series 2018 (Toll Bros. Project)**

Mr. Johnson presented the MBS supplement agreement related to the Toll Bros. 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 the MBS Supplement to Investment Banking Agreement, Toll Bros. Project.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreements between  
the District and Natural Designs  
Landscaping for Landscape and  
Irrigation Maintenance Services**

Mr. Lawman presented the agreement with Natural Designs Landscaping for the total amount of 118,525.00.

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 agreement for Landscape and Irrigation Maintenance Services.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Bid Award for 44<sup>th</sup> Avenue East – Phase V**

**A. Award Recommendation Letter and Bid Tabulation**

**B. Resolution 2018-06, Award of Contract**

Mr. Engel presented the recommendation for awarding the contract for the 44<sup>th</sup> Avenue East – Phase V project to E.T. MacKenzie of Florida, Inc. for the total bid amount of \$12,964,432.65, 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 Resolution 2018-06, awarding the contract for the 44<sup>th</sup> Avenue East – Phase V project to E.T. MacKenzie of Florida, Inc.

Mr. Engel noted that bids had been received for the Uihlein Road project and asked that the meeting be continue to December 15<sup>th</sup> in order for the Board to consider the award of contract for that project.

**NINTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board’s Consideration:

**Requisition List for Draw No. 4 for Del Webb - Series 2017 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 4, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 35 for Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 35 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 7 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. 7 for Lakewood Centre South.

**Requisition List No. 17  
Masters Ave. East & Bourneside Road  
– 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 accepted the Developer Funding and approved payment of Requisition List No. 17 for Masters Avenue East & Bourneside Road.

**Requisition List No. 5  
Northeast Sector  
2017 Note**

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 List No. 5 for Northeast Sector.

**Requisition List No. 33  
The Villages of Lakewood Ranch 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 accepted the Pre-Funding and approved payment of Requisition No. 33 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 23  
The Villages of Lakewood Ranch South  
- Series 2016 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 23 for The Villages of Lakewood Ranch South – Series 2016 A.

**TENTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the report.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** – Dr. Fishkind noted that he had been in discussion with Stock Development concerning their pending request to the Board for funding their Lake Club Phase IV. Dr. Fishkind was also contacted by Kolter with respect to subdivision improvements in the Northeast Sector. Financing for both projects is expected within the first quarter and Dr. Fishkind will contact the financing team once further information is available.

**Attorney's Report** – No report.

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

**Specific Authorization No. 94  
Stantec  
Services Associated with the  
Lakewood Ranch Stewardship  
District Waterside Place - Boulevard  
Improvement**

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. 94.

**Change Order No. 2  
Woodruff & Sons  
44<sup>th</sup> Avenue East Phase III  
Lowering Jack and Bore, Raising  
Proposed Valve Location with Fittings**

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. 2, Woodruff & Sons.

**Change Order No. 13  
E.T. MacKenzie of Florida, Inc.  
Villages of Lakewood Ranch -  
Lakewood Ranch Blvd. Project  
Signalization Credit**

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

Mr. Kennedy noted that the pre-qualification period for all contractors expires in February and requested the Board's authorization to proceed with advertising for the pre-qualification process.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized Staff to proceed with the contractor pre-qualification process.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Jensen asked for a motion to continue 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 continue the December 8, 2017 meeting to December 15, 2017 at 9:00 a.m. at the current location.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson