

# 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

May 5, 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)
Steve Zucker	Shutts & Bowen (by phone)
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Dan Perka	SMR
Suzanne Fugate	SMR
Bob Simons	SMR
Roger Aman	SMR
Deb Cooper	SMR
Scott Schuhle	US Bank
Mary Eubanks	Observer

## 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 April 7,  
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. Beford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the April 7, 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. Review of Supplemental Assessment Methodology**
- B. Resolution 2017-13, Supplemental Assessment Resolution**
- C. Other Matters** (*provided under separate cover*)

Mr. Johnson reviewed resolution 2017-13 and its exhibits. Dr. Fishkind noted that the interest rate was excellent with a coupon value below 5%. Mr. Johnson confirmed to Mr. Zucker that Supplemental Assessment Methodology included with the Resolution was updated with the latest numbers.

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 2017-13, Supplemental Assessment Resolution.

Mr. Johnson noted that there were no additional matters to discuss.

**FOURTH ORDER OF BUSINESS**

**Consideration of Disclosure of Public Finance, Series Lakewood National/Polo Run** (*provided under separate cover*)

Tabled

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement between the District and Schroeder-Manatee Ranch, Inc. regarding the Use of Certain District Rights of Way by Deere & Company**

Mr. Johnson noted that the agreement had been reviewed by Staff and confirmed to Mr. Jensen that it would not interfere with any existing agreements.

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 between the District and Schroeder-Manatee Ranch, Inc. regarding the Use of Certain District Rights of Way by Deere & Company.

**SIXTH ORDER OF BUSINESS**

**Consideration of Contractors for  
Prequalification for Construction  
Services**

Mr. Kennedy reviewed the list of the 2017 additional Pre-Qualified Contractors. There was a discussion regarding the Calculated Limits versus the Bonding Limits. Mr. Kennedy recommended using the Calculated Limits.

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 five additional prequalified contractors.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board’s Consideration:

**Requisition List for Draw No. 16 for 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. 16 for The Villages of Lakewood Ranch South – Series 2016 A.

**Requisition List for Draw No. 28 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. 28 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 2  
NE Sector  
– 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 the NE Sector.

**Requisition List No. 26  
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. 26 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 3  
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 accepted the Developer Funding and approved payment of Requisition No. 3 for Lakewood Centre South.

**Requisition List No. 10  
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. 10 for Masters Avenue East & Bourneside Road.

**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** – No Report

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

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

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. 36 under Specific Authorization No. 39.

Mr. Simons presented for the Board’s approval:

**Work Authorization Number 3  
Dewberry Engineers, Inc.  
Post Boulevard Extension from 59<sup>th</sup>  
Avenue East to Proposed Rangeland  
Parkway**

Mr. Jensen asked that Mr. Bedford verify with the School Board that everything is ok.

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 3, Dewberry Engineers, Inc.

Mr. Kennedy presented for the Board's Approval:

**Change Order No. 7  
Woodruff & Sons, Inc.  
Villages of Lakewood Ranch – Lorraine  
Road  
Install Six Sample Points on the 24<sup>th</sup>  
Line and build Access road to the pt  
East of Polo Drive**

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. 7, Woodruff & Sons, Inc.

**Change Order No. 9  
E.T. MacKenzie of Florida, Inc.  
Villages of Lakewood Ranch –  
Lakewood Ranch Blvd. Project  
Additions/Reductions for Clearing &  
Earthwork, Roadway & Pavement,  
Drainage, Irrigation, Off-Site Master  
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. 9, E.T. MacKenzie of Florida, Inc.

**Change Order No. 11  
Frederick Derr & Company, Inc.  
Villages of Lakewood Ranch – Deer  
Drive Project  
Additional scope changes to include  
Bridle Path underdrain, changes at  
various road intersections.  
90-day time extension**

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. 11, Frederick Derr & Company, Inc.

Mr. Kennedy presented an overview of the Roadway Construction Schedule.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Dr. Fishkind noted that according to the Manatee County Supervisor of Elections there are 5,128 registered voters within the Stewardship District.  
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. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the May 5, 2017 meeting.



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Secretary/Assistant Secretary



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Chairperson/Vice-Chairperson