

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

March 2, 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
Richard Bedford	Board Member

Also present were:

Hank Fishkind	Fishkind & Associates
Jennifer Glasgow	Fishkind & Associates
Misty Taylor	Bryant, Miller & Olive
Herb Boatner	Bryant, Miller & Olive (by phone)
Jonathan Johnson	HGS
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Tom Panaseney	NEAL
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 February 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. Bedford, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the February 2, 2018.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Disclosure of Public Financing and Maintenance of Improvement to Real Property Undertaken by the Lakewood Ranch Stewardship District [Northeast Sector Project]

Dr. Fishkind presented the standard disclosure.

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 Disclosure of Public Financing [Northeast Sector Project].

FOURTH ORDER OF BUSINESS

Consideration of Second Amended Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Lakewood Ranch Stewardship District [Lake Club Project]

Dr. Fishkind presented the amended disclosure.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Second Amended Disclosure of Public Financing [Lake Club Project].

FIFTH ORDER OF BUSINESS

Consideration of Agreements between the District and SMR Farms, LLC for Landscape Installation Services and Materials (Patton Park Project)

Mr. Lawman presented the agreement with SMR Farms, LLC for the total amount of \$204,000.00.

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 agreement with SMR Farms, LLC for Landscape Installation Services and Materials for the Patton Park Project.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for the construction of Fruitville Turnlanes at Lorraine Road (*provided under separate cover*)

**Requisition List No. 36
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. 36 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 26
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. 26 for The Villages of Lakewood Ranch South – Series 2016 A.

**Requisition List No. 8
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. 8 for Northeast Sector.

NINTH ORDER OF BUSINESS

Compilation Report *(provided under separate cover)*

No report

TENTH ORDER OF BUSINESS

Staff Reports

Manager’s Report – Dr. Fishkind presented updates on current financings. A Bond Issuance is expected to be brought to market in May for the pay down of the line used in the Northeast Sector. A financing is in progress for Stock Development for the balance of Lake Club Phase 4, approximately \$20 million. The cost estimates are being finalized and are expected to go to the Engineer next week for the Engineer’s report and updating of the assessments after which it will be presented for financing. Furthermore, a small financing for Kolter in the Northeast Sector is planned for the paydown of the FCB line of credit. The Toll Brothers are currently processing a preliminary plat, they are finalizing their preliminary cost estimates after which the assessment process will be initiated.

Attorney’s Report – Mr. Johnson noted that no legislative changes that could affect the Special Districts are moving currently forward. The boundary amendment is moving forward. Mr. Johnson presented a proposed acquisition agreement in the standard form between the District and Toll FL XIII Limited Partnership relative to the Toll Brothers 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 Acquisition Agreement between the District and Toll FL XIII Limited Partnership and authorized the Chairman to execute the agreement.

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

Specific Authorization No. 97
Stantec
Services Associates with the
Lakewood Ranch Stewardship
District Northeast Sector Roadways
Legal Description Coordination
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. 97, Stantec.

Change Order No. 3
Frederick Derr & Company, Inc.
117th Street East at Lakewood Ranch
Extension of Time due to Delay in
FDOT permitting

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. 3, Frederick Derr & Company, Inc.

Change Order No. 3
Woodruff & Sons, Inc.
44th Avenue East Phase IV Utility
Proposal P005 for ERCP Work at
Lorraine Road

Tabled

Change Order No. 8
Woodruff & Sons, Inc.
Villages of Lakewood Ranch -
Lorraine Road
Deduct all Remaining Contract Line
Items not Utilized for the Project
(Deduct \$107,058.73)
Add quantity Overruns and
Miscellaneous Extras (Add
\$382,075.49)

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. 8, Woodruff & Sons, Inc.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Audience Comments

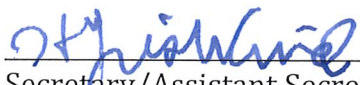
There were no audience comments.

THIRTEENTH 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 March 2, 2018 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson