

LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

June 2, 2017, 9:00 a.m.

Present and constituting a quorum:

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

Also present were:

Jane Gaarlandt	Fishkind & Associates
Lindsay Whelan	Hopping Green & Sams (by phone)
Misty Taylor	Bryant, Miller & Olive (by phone)
Herb Boatner	Bryant, Miller & Olive (by phone)
Mike Kennedy	Stantec
Louis Lawman	SMR
Roger Aman	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.

There were no comments from the public.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the May 5, 2017 Board of Supervisors 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 5, 2017 Board of Supervisors Meeting as presented.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2017-14, Approving Proposed Budgets for FY 2017/2018 and Setting a Public Hearing Date Thereon

Mr. Lawman briefly reviewed the fiscal year 2017/2018 proposed preliminary budget noting an increase in the budget of approximately 37% over the current year. However, the amounts presented do not exceed the build-out budget previously adopted by the Board.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2017-14, Approving Proposed Budgets for FY 2017/2018 and Setting a Public Hearing Date for August 4, 2017 at 9:00 a.m. at the current location.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-15, Ratifying the Sales of the Del Webb Series 2017 Bonds

Ms. Whelan noted that resolution 2017-15 ratifies the actions taken by the District’s Officers and Staff in connection with the sale of the Del Webb Series 2017 Bonds as well as the Closing Document List.

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 2017-15, Ratifying the Sales of the Del Webb Series 2017 Bonds

FIFTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance, Lakewood National/Polo Run Project

Ms. Whelan noted that filing of the Disclosure is required by Florida Statutes following the issuance of bonds.

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 Disclosure of Public Finance, Lakewood National/Polo Run Project.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance, Del Webb Project

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 Disclosure of Public Finance, Del Webb Project.

SEVENTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology, Country Club East

Mr. Chiofalo noted that the supplemental assessment methodology sets the final amounts allocated to the Clubhouse and Amenity Center completing the District's responsibilities for the bond issuance for County Club East. Ms. Whelan pointed out that the supplemental methodology reflects the actual market conditions and changes the unit types allocated from residential lots to amenities, however, it does not change the assessment levels or amount of bonds issued or entitlements. Ms. Gaarlandt confirmed that the lands assessed will receive a special benefit and that the assessment is fairly and reasonable apportioned upon the property.

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 Supplemental Methodology, County Club East.

EIGHTH ORDER OF BUSINESS

Consideration of Hecker Construction Proposal for Construction of Bridle Path Bridge, Deer Drive

Mr. Aman reviewed the proposal in an amount of \$33,000.00.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Hecker Construction Proposal for Construction of Bridle Path Bridge, Deer Drive

NINTH ORDER OF BUSINESS

Consideration of Agreement between the District and SMR FARMS, LLC, Deer Drive Project

- **Tree Installation Services and Materials**
- **Landscape Understory, Mulch and Sod Installation Services and Materials**

Mr. Lawman reviewed the agreements for \$215,655.00 and \$197,502.00, both within budget and under the statutory bid limit. Ms. Whelan confirmed with Mr. Lawman that it was appropriate to split the landscape installation and irrigation installations project due to the type of plant material and improvements being installed.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement between the District and SMR Farms, LLC, Deer Drive Project for Tree Installation Services and Materials.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement between the District and SMR Farms, LLC, Deer Drive Project for Landscape Understory, Mulch and Sod Installation Services and Materials.

TENTH ORDER OF BUSINESS

Consideration of Agreements between the District and Irrigation Design Associates, Inc.

- **Irrigation Zones, Valves and Controllers Installation Services and Materials (Deer Drive Project)**
- **Irrigation Main Line Installation Services and Materials (Deer Drive Project)**
- **Irrigation Main Line Extension Installation Services and Materials (Lakewood Ranch Blvd. South Project)**

Mr. Lawman reviewed the various agreements, all within budget and under the statutory bid limit in the amounts of \$285,945.00, \$161,881.67, and \$36,057.02, respectively.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Zones, Valves and Controllers Installation Services and Materials (Deer Drive Project)

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 Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Main Line Installation Services and Materials (Deer Drive Project)

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 between the District and Irrigation Design Associates, Inc. for Irrigation Main Line Extension Installation Services and Materials (Lakewood Ranch Blvd. South Project)

ELEVENTH ORDER OF BUSINESS

Consideration of Agreement with EcoTech Environmental, LLC for Wetland Buffer Restoration and Augmentation Activities (Lakewood Center Community Park Project)

Mr. Lawman reviewed the agreement for required elements for a total contract amount of \$95,835.00.

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 EcoTech Environmental, LLC for Wetland Buffer Restoration and Augmentation Activities (Lakewood Center Community Park Project)

TWELFTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

Requisition List for Draw No. 17 for The Villages of Lakewood Ranch South - Series 2016 A Bond

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 17 for The Villages of Lakewood Ranch South – Series 2016 A.

Requisition List for Draw No. 29 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. 29 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 11
Masters Ave. East & Bourneside Road
– 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 List No. 11 for Masters Avenue East & Bourneside Road.

**Requisition List for Draw No. 3
NE Sector
– Pre-Funding**

On MOTION by Mr. Schier, 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 No. 3 for the NE Sector.

**Requisition List No. 27
The Villages of Lakewood Ranch 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 accepted the Pre-Funding and approved payment of Requisition No. 27 for The Villages of Lakewood Ranch South.

THIRTEENTH ORDER OF BUSINESS

Compilation Report

There were no comments to the report.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

Manager’s Report – No Report

Attorney’s Report – No Report

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

**Specific Authorization No. 82
Services Associated with Lakewood
Ranch Stewardship District
Waterside Place Park – Earth moving**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 82.

**Change Order No. 10
E.T. MacKenzie of Florida, Inc.
Villages of Lakewood Ranch –
Lakewood Ranch Blvd. Project
Additions/Reductions Roadway &
Pavement, Water, Drainage, and
General Services**

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 10, E.T. MacKenzie of Florida, Inc.

Mr. Aman presented for the Board’s approval:

**Work Authorization for Geotechnical
Engineering Services
Driggers Engineering Services, Inc.
Various Roadway and Pond Areas**

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 for Geotechnical Engineering Services, Driggers Engineering Services, Inc.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Lawman noted that he did not always attend the meetings, however, he would be happy to provide operations and maintenance updates, if requested.

There were no Supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Audience Comments

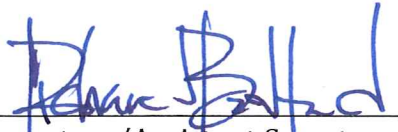
There were no audience comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Mr. Chiofalo asked for a motion to adjourn.

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 2, 2017 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson