

LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

January 13, 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 (by phone)
Lindsay Whelan	Hopping Green & Sams
Herb Boatner	Bryant, Miller & Olive (by phone)
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Roger Aman	SMR
Louis Lawman	SMR
Bob Simons	SMR
Dan Perka	SMR
Deb Cooper	SMR
Scott Schule	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 December 2, 2016 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. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the December 2, 2016 Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters relating to the Lakewood National/Polo Run Bonds

- A. Revised Engineer's Report**
- B. Revised Master Assessment Methodology**
- C. Resolution 2017-06, Declaring Special Assessments**
- D. Resolution 2017-07, Setting A Public Hearing on the Imposition of Special Assessments**

Dr. Fishkind reviewed the process of financing the capital improvements of the Lennar project by setting up the assessments on the Lakewood National/Polo Run properties in order to have security for the bonds. Mr. Kennedy presented the Engineer's Report noting that additional cost had been added to the prior report bringing the total cost to \$51,201,693. Mr. Sealy noted that the additional cost of \$2.1 million for improvements not previously included might not be impact fee creditable, however, if impact fee creditable, the credit would run to either Lennar or the District depending on who funded those improvements. Mr. Jensen asked if such an agreement was already in place. Ms. Whelan will look into the matter. Mr. Sealy also noted that there was a certain reclassification of a portion of the common cost representing transportation improvements based on a traffic memo. Ms. Whelan asked Mr. Kennedy to confirm that the costs in the report as revised are reasonable and appropriate for the schedule of the project. Mr. Kennedy confirmed that they are.

Dr. Fishkind presented the methodology report allocating the Underwriter's bond sizing amount of \$66,465,000 amongst and between the benefitting properties using the standard methodology. Dr. Fishkind reviewed Table 20 and confirmed that all land imposed is within the boundaries of Lennar ownership and is benefitted from the capital improvement plan. He further expressed his opinion that the assessments were reasonably apportioned among those lands. There were no additional questions to the Engineer's report of methodology. Dr. Fishkind presented resolution 2017-06.

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 2017-06, Declaring Special Assessments.

Dr. Fishkind presented resolution 2017-07 and suggested Friday, February 17, 2017 for the public hearing date.

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 2017-07, Setting the Public Hearing on the Imposition of Special Assessment for Friday, February 17, 2017 at 9 a.m. at the current location.

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 with Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials (44th Avenue East Phase III Project).

EIGHTH ORDER OF BUSINESS

Consideration of Work Authorization for Heidt Proposal, Bourneside Blvd. Project Engineering, Design, Permitting and Construction Phase Services

Mr. Simons provided details and noted that the amount of \$383,505.00 comes out to \$32.56 per linear foot which is within the District's threshold of \$30-35 per linear foot. Mr. Chiofalo noted that the landowner would need to fund the amount and then get refunded.

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 Work Authorization for Heidt Proposal, Bourneside Blvd. Project Engineering, Design, Permitting and Construction Phase Services subject to a funding agreement with the landowner.

NINTH ORDER OF BUSINESS

Consideration of Change Order to Maintenance Contract for White Eagle Phase III (provided under separate cover)

Mr. Lawman provided details on the change order in the amount of \$15,068.00.

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 Change Order to the Landscape Maintenance Contract for White Eagle Phase III.

TENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

Requisition List for Draw No. 12 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. 12 for The Villages of Lakewood Ranch South – Series 2016 A.

Requisition List for Draw No. 24 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. 24 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 22
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. 22 for The Villages of Lakewood Ranch South.

**Requisition List No. 6
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 No. 6 for Masters Avenue East & Bourneside Road.

ELEVENTH ORDER OF BUSINESS

Compilation Report

There were no comments to the report.

TWELFTH 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:

**Specific Authorization No. 77
Services Associated with Lakewood
Ranch Stewardship District
44th Avenue East Phase 5 and Uihlein
Road Phase 3**

Mr. Simons answered questions regarding sewer and water permits.

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. 77.

Mr. Kennedy presented for the Board’s approval:

**Change Order No. 3
Woodruff & Sons, Inc.
Villages of Lakewood Ranch – Lorraine
Road
Deductive Material Cost / Structure
Upsizing**

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. 3, Woodruff & Sons, Inc.

Change Order No. 5
E.T. MacKenzie of Florida, Inc.
Villages of Lakewood Ranch
Lakewood Ranch Blvd. Project
Materials Deduction

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

Change Order No. 6
E.T. MacKenzie of Florida, Inc.
Villages of Lakewood Ranch
Lakewood Ranch Blvd. Project
Potable Water, Sanitary Sewer,
Drainage, Conduit Crossings, Drainage,
and Conspan Footer Changes. Adding
20 Days

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

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jensen asked Mr. Johnson if there were any District Legislation from Tallahassee that needed attention. Mr. Johnson responded that presently there was nothing, but a few items were being monitored, e.g. website issues that might come back.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Jensen asked for a motion to adjourn.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the January 13, 2016 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson