

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

August 10, 2018, 9:00 a.m.

Present and constituting a quorum:

Rex Jensen	Board Member
Tony Chiofalo	Board Member
Jim Schier	Board Member
Scott Almand	Board Member
Richard Bedford	Board Members

Also present were:

Hank Fishkind	Fishkind & Associates
Jonathan Johnson	HGS
Mike Kennedy	Stantec
Rob Engel	Stantec
Dan Perka	SMR
Roger Aman	SMR
Louis Lawman	SMR
Deborah Byerly	SMR
Herb Boatner	Bryant, Miller & Olive (by phone)
Scott Schuhle	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.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the July 13, 2018 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. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the July 13, 2018 Board of Supervisors Meeting.
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THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-22,
Setting Date, Time and Location of
Landowners' Election**

Mr. Fishkind presented the resolution setting the date for the Landowners Meeting for November 6th at 9:00 a.m.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-22, Setting the Landowners' Election for November 6, 2018 at 9:00 a.m. at the current location.

FOURTH ORDER OF BUSINESS

Business Matters

**Consideration of Recommendation of
the Auditor Selection Committee**

Dr. Fishkind noted that the Auditor Selection Committee recommended Carr, Riggs & Ingram as the most responsive proposer.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the recommendation of the Auditor Selection Committee ranking Carr, Riggs & Ingram as the most responsive proposer.

FIFTH ORDER OF BUSINESS

**Public Hearing on the Adoption of the
District's Fiscal Year 2018-2019 Budget**

- o Public Comments
- o Board Comments
- A. Consideration of Resolution 2018-23, Relating to the Annual Appropriations and Adopting the FY 2018-2019 Budgets**
- B. Consideration of Resolution 2018-24, Imposing Special Assessments and Certifying an Assessment Roll for FY 2018-2019**

Dr. Fishkind noted that the public hearing on the adoption of the District's budget had been properly noticed. Mr. Lawman had provided copies of the Operation and Maintenance Budget and there were no material changes to the previously approved preliminary budget. Though the budget was significantly higher than the previous year there were no increases to the assessments due to Landowner contribution. Mr. Johnson noted for the record that the budget was still below the originally noticed build out budget.

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the public hearing.

There were no comments from the public.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Closed the public hearing.

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 2018-23, Relating to the Annual Appropriations and Adopting the FY 2018-2019 Budget.

Dr. Fishkind presented the assessment resolution.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2018-24, Imposing Special Assessments and Certifying an Assessment Roll for FY 2018-2019.

SIXTH ORDER OF BUSINESS

Consideration of Agreement between the District and Empire State Holding Group, LLC Regarding the Acquisition of Certain Work Product and Infrastructure

Dr. Fishkind presented the acquisition and funding agreement related to the Indigo development within the District.

Mr. Johnson noted that the agreement was in similar form to previous agreements. Mr. Schier confirmed that Empire State Holding had no comments to the agreement.

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 Empire State Holding Group, LLC Regarding the Acquisition of Certain Work Product and Infrastructure.

SEVENTH ORDER OF BUSINESS

**Consideration of Landscape and Irrigation Maintenance Agreements
A. Truscapes – Uihlein Road
B. Natural Designs Landscape – Deer Drive**

Mr. Lawman presented the agreement between the District and Truscapes in the amount of \$32,540.00.

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 between the District and Truscapes for Landscape and irrigation Maintenance, Uihlein Road.

Mr. Lawman presented the agreement between the District and Natural Designs Landscape in the amount of \$135,353.00.

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 between the District and Natural Designs Landscape for Landscape and irrigation Maintenance, Deer Drive.

EIGHTH ORDER OF BUSINESS

Financial Matters

Compilation Report

There were no comments to the Compilation Report.

NINTH ORDER OF BUSINESS

Staff Reports

Manager’s Report - No Report

Attorney’s Report - Mr. Johnson noted that the offering statement for the NE Sector Bonds had posted and reminded the Board that today’s meeting needed to be continued.

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

**Specific Authorization No. 103
Stantec
Services Associated with Lakewood
Ranch Stewardship District
Roger Hill Park at Lakewood Centre**

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. 103, Stantec.

**Change Order No. 5
Frederick Derr & Company, Inc.
117th Street East at Lakewood Ranch
Time Extension due to FDOT Permit
Through End of 2018**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 5, Frederick Derr & Company, Inc.

**Change Order No. 5
Ryngolf Corporation
Uihlein Rd & Rangeland Pkwy
Improvements
1A for Uihlein Road – Irrigation Lake
and Embankment Changes**

On MOTION by Mr. Bedford, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 5, Ryngolf Corporation.

**Change Order No. 10
Woodruff & Sons, Inc.
Villages of Lakewood Ranch – Lorraine
Road (Turn Lane @ Fruitville Rd)
Watermain Additional Revisions and
Reduction of Original Costs**

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 10, Woodruff & Sons, Inc.

**Work Authorization
Universal Engineering Sciences, Inc.
Lakewood Ranch Blvd. from Fruitville
to Southern Village Boundary
Inspection of Steel in Retaining Walls
and Drill Shaft Inspections**

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, Universal Engineering Sciences, Inc.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Audience Comments

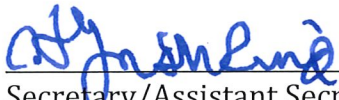
There were no audience comments.

TWELFTH ORDER OF BUSINESS

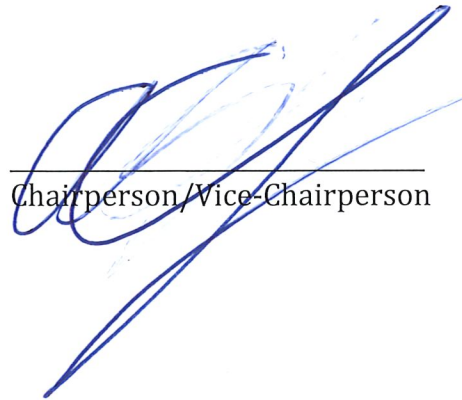
Adjournment

Mr. Jensen asked for a motion to continue the meeting.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to continue the August 10, 2018 meeting till Wednesday, August 29, 2018 at 9:00 a.m. at the current location.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson