

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

November 2, 2018, 9:00 a.m.

Present and constituting a quorum:

Rex Jensen	Board Member
Tony Chiofalo	Board Member
Scott Almand	Board Member
Richard Bedford	Board Member

Also present were:

Hank Fishkind	Fishkind & Associates
Jonathan Johnson	HGS
Misty Taylor	BMO
Sete Zare	MBS (by phone)
Brett Sealy	MBS
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Dan Perka	SMR
Deborah Byerly	SMR
Pat Neal	NEAL Communities
Maryann Grgic	KeyPoint Communication
Scott Schule	US Bank

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 October 12, 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. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the October 12, 2018 Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters Relative to the Northeast Sector – Phase 1B Project

- A. Presentation of Updated Engineer’s Report**
- B. Presentation of Supplemental Assessment Methodology Report**
- C. Resolution 2019-04, Delegation Resolution**
 - **Nineteenth Supplemental Indenture**
 - **Bond Purchase Contract**
 - **Preliminary Limited Offering Memorandum**
 - **Continuing Disclosure Agreement**

Mr. Engel presented the updated Engineer’s Report. Dr. Fishkind presented the Supplemental Assessment Report. Ms. Taylor reviewed details of the Delegation Resolution. Mr. Johnson asked Ms. Taylor to confirm for the record that the delegation of authority to the Chairman or a designated member includes the ability to approve any final changes to documents. Ms. Taylor confirmed.

On MOTION by Mr. Bedford, seconded by Mr. Chiofalo , with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-04, Delegation Resolution.

FOURTH ORDER OF BUSINESS

Consideration of Matters Relative to the Lakewood Centre & NW Sector Projects

- D. Presentation of Updated Engineer’s Report**
- E. Presentation of Supplemental Assessment Methodology Report**
- F. Resolution 2019-05, Delegation Resolution**
 - **Twentieth Supplemental Indenture**
 - **Bond Purchase Contract**
 - **Preliminary Limited Offering Memorandum**
 - **Continuing Disclosure Agreement**

Mr. Engel presented the updated Engineer's Report. Dr. Fishkind presented the Supplemental Assessment Report which will close out the Capital Improvement Plan for this area. Dr. Fishkind noted that the both the methodology as well as the Engineer's Report had been sufficiently flexible to allow for the significant changes in the land use plan. Ms. Taylor reviewed details of the Delegation Resolution noting that delegation of authority to the Chairman includes the ability to approve any final changes to documents and execution of those.

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-05, Delegation Resolution.

FIFTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 15 for
Del Webb - Series 2017 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 15, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 46 for
Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 46 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 18
Lakewood Centre South
– Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition No. 18 for Lakewood Centre South.

**Requisition List No. 4
Northeast Sector Phase 1A
Series 2018 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 4 for Northeast Sector Phase 1A.

**Requisition List No. 41
The Villages of Lakewood Ranch South
– Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Pre-Funding and approved payment of Requisition No. 41 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 34
The Villages of Lakewood Ranch South
- Series 2016 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 34 for The Villages of Lakewood Ranch South – Series 2016 A.

SIXTH ORDER OF BUSINESS

Compilation Report

No Report

SEVENTH ORDER OF BUSINESS

Staff Reports

Manager's Report - No Report

Attorney's Report – Mr. Johnson asked for the Board to authorize Staff and the Chairman to initiate previously discussed boundary amendment and work with the Landowners of neighboring properties and put together the appropriate amendment documents subject to funding agreements.

On MOTION by Mr. Bedford, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized Staff and the Chairman to proceed with the Boundary Amendment Process.

Engineer's Report –

**Bid Award for 44th Avenue East Phase
IV Roadways at Lakewood Ranch
A. Award Recommendation Letter
and Bid Tabulation**

Mr. Engel presented the recommendation to award the contract for 44th Avenue East Phase IV Roadways at Lakewood Ranch to Watson Civil Construction, Inc. for the total bid amount of \$1,921,528.40. Mr. Simons answered questions.

On MOTION by Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved awarding the contract for 44th Avenue East Phase IV Roadways at Lakewood Ranch to Watson Civil Construction, Inc.

**Bid Award for Rangeland Parkway
Improvements and Post Boulevard
Extension at Lakewood Ranch
A. Award Recommendation Letter
and Bid Tabulation**

Mr. Engel presented the recommendation to award the contract for Rangeland Parkway Improvements and Post Boulevard Extension at Lakewood Ranch to Frederick Derr & Company, Inc. for the total bid amount of \$9,281,679.20.

On MOTION by Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved awarding the contract for Rangeland Parkway Improvements and Post Boulevard Extension at Lakewood Ranch to Frederick Derr & Company, Inc.

Mr. Engel presented for the Board's approval:

Specific Authorization No. 106
Stantec
Rangeland Parkway/Wolf Slough
Crossing Analyses

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. 106, Stantec.

Change Order No. 63 Under Specific
Authorization No. 97
Stantec
Northeast Sector Roadway Roadways
Legal Description Coordination
Services Project

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 63 Under Specific Authorization No. 97, Stantec.

Change Order No. 1
RIPA & Associates, LLC
Bourneside Blvd. North Phase II
Material Direct Purchase Credits

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, RIPA & Associates, LLC.

Change Order No. 6
Fredrick Derr & Company, Inc.
The Masters Avenue Ext to
Bourneside Blvd
Final Change Order updated
Install/Maintain Silt Fence and
Deductions for Atlantic TNG Material
and Sales Tax

On MOTION by Mr. Chiofalo, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 6, Fredrick Derr & Company, Inc.

**Change Order No. 8
Ryngolf Corporation
Uihlein Rd & Rangeland Pkwy
Improvement
1A for Uihlein Rd. – Underdrain north
of Rangeland Pkwy & Time Ext
1B for Rangeland Parkway –
Excavation from Irrigation Lake and
Time Ext.**

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. 8, Ryngolf Corporation.

**Work Authorization
Driggers Engineering Services
Incorporated
Materials Testing Services –
Waterside Place Road
Utility Construction – Pine Warbler
Place and Waterside Park**

On MOTION by Mr. Bedford, seconded by Mr. Almand with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Work Authorization, Driggers Engineering Services Incorporated.

Mr. Simons presented for the Board's approval:

**Change Order
Heidt Design
Bourneside Blvd. South
Construction Phase 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 Change Order, Heidt Design.

Mr. Engel presented for the Board's approval:

**Work Authorization
Heidt Design
Bourneside North Phase II
Construction Plan Revision**

Mr. Simons provided details.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Work Authorization, Heidt Design.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Perka provided details relative to the previously discussed boundary amendment and requested that the Board also authorize deleting certain slivers of land from the District. Mr. Jensen noted that those landowners requesting property to be excluded from the District must contribute to costs.

Mr. Sealy discussed timing of the two bond issues.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the November 2, 2018 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson