

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

September 7, 2018, 9:00 a.m.

Present and constituting a quorum:

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

Also present were:

Jane Gaarlandt	Fishkind & Associates
Hank Fishkind	Fishkind & Associates (by phone)
Lindsay Whelan	HGS
Brett Sealy	MBS
Mike Kennedy	Stantec
Bob Simons	SMR
Roger Aman	SMR
Louis Lawman	SMR
Debbie Cooper	SMR
Kevin Brown	Toll Brothers

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.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the August 3, 2018 Special Meeting, the August 10, 2018 Auditor Selection Committee and Board of Supervisors Meetings, and the August 29, 2018 Continued 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 August 3, 2018 Special Meeting, the August 10, 2018 Auditor Selection Committee and Board of Supervisors Meetings, and the August 29, 2018 Continued Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Resolution 2018-26, Adopting FY 2019 Regular Meeting Schedule

Ms. Gaarlandt noted that the meeting schedule anticipates that the District continues the current schedule meeting on the first Friday of the month.

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 2018-26, Adopting FY 2019 Regular Meeting Schedule

FOURTH ORDER OF BUSINESS

Business Matters

Consideration of Matters Relative to the Isles of Lakewood Ranch Project

- A. Master Engineer's Report**
- B. Master Assessment Methodology Report**
- C. Consideration of Resolution 2018-27, Declaring Special Assessments**
- D. Consideration of Resolution 2018-28, Setting a Public Hearing Date on the Imposition of Special Assessments**

Mr. Kennedy noted that they had reviewed the report prepared by Waldrop Engineering and recommended that the Board approve the report. Mr. Kennedy confirmed that the costs were reasonable for the scope of the project.

Dr. Fishkind reviewed the Master Assessment Methodology report pointing out the Land Use Plan, the Engineer's Cost Estimate, the Estimated Bond Size, the Special Benefit from the Improvements, the Allocation of Assessments, True Up Test, and Tax Roll. Dr. Fishkind confirmed that it is his opinion that the assessments as allocated are fairly and reasonable allocated on the benefitted properties. The funds will not be used for construction of the amenities.

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 2018-27, Declaring Special Assessments.

Ms. Whelan suggested setting the public hearing for October 12, 2018.

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 2018-28, Setting a Public Hearing on the Imposition of Special Assessments for October 12, 2018 at 9:00 a.m. at the current location.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-29,
Ratifying Sale of Northeast Sector Phase
1A Series 2018 Bonds**

Ms. Whelan noted that this is a house keeping matter following the issuance of the Northeast Sector Phase 1A Series 2018 Bonds.

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 2018-29, Ratifying Sale of Northeast Sector Phase 1A Series 2018 Bonds.

SIXTH ORDER OF BUSINESS

**Consideration of Agreements for
Landscape and Irrigation Installation
Services and Materials (Uihlein Road
from Lakewood National to 44th Ave.
East Project)**

- A. Altec Lakes & Natural Areas, Inc.**
- B. SMR Farms, LLC**
- C. Irrigation Design Associates, Inc.**

Mr. Lawman presented the agreement with Altec Lakes & Natural Areas, Inc. for the total amount of \$33,727.75.

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 with Altec Lakes & Natural Areas, Inc.

Mr. Lawman presented the agreement with SMR Farms, LLC for the total amount of \$194,144.25.

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 with SMR Farms, LLC.

Mr. Lawman presented the agreement with Irrigation Design Associates, Inc. for the total amount of \$167,613.50.

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 with Irrigation Design Associates, Inc.

SEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board’s Consideration:

**Requisition List for Draw No. 13 for
Del Webb - Series 2017 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. 13, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 44 for
Lakewood Centre North – Series 2015 A**

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. 44 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 16
Lakewood Centre South
– 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 approved Requisition No. 16 for Lakewood Centre South.

**Requisition List No. 2
Northeast Sector Phase 1A
Series 2018 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 Requisition List No. 2 for Northeast Sector Phase 1A.

**Requisition List No. 40
The Villages of Lakewood Ranch South
– 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 Pre-Funding and approved payment of Requisition No. 40 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 32
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. 32 for The Villages of Lakewood Ranch South – Series 2016 A.

EIGHTH ORDER OF BUSINESS

Compilation Report

There were no comments to the Compilation Report.

NINTH ORDER OF BUSINESS

Staff Reports

Manager's Report - No Report

Attorney's Report - No Report

Engineer's Report – Mr. Kennedy presented for the Board Approval:

**Change Order No. 58 Under Specific
Authorization No. 48
Stantec
Villages of Lakewood Ranch –
Lakewood Ranch Boulevard
(Corp Park to (I-75 ROW) 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 Change Order No. 58 Under Specific Authorization No. 48, Stantec.

**Change Order No. 59 Under Specific
Authorization No. 50
Stantec
Villages of Lakewood Ranch –
Lorraine Road
(University Parkway to Villages at
Lakewood Ranch South Boundary)
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 Change Order No. 59 Under Specific Authorization No. 50, Stantec.

Mr. Lawman presented for the Board's Approval:

**Change Order
Heidt Design
Bourneside Blvd. South
Increase in Project Expenses**

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, Heidt Design, Bourneside Blvd. South.

**Change Order No. 1
SMR Farms
Lakewood Ranch Blvd. Landscape
Construction
Increase in Sod Quantity**

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. 1, SMR Farms, LLC, Lakewood Ranch Blvd. Landscape Construction.

**Change Order No. 1
SMR Farms
Deer Drive Landscape Construction
Increase in Sod Quantity**

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. 1, SMR Farms, LLC, Deer Drive Landscape Construction.

Mr. Kennedy presented for the Board's Approval:

**Change Order No. 5
Frederick Derr & Company, Inc.
The Masters Avenue Ext to Bourneside
Blvd
Modification to Headwall, Berm and
Swale**

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. 5, Frederick Derr & Company, Inc.

Mr. Simons presented for the Board's Approval:

**Change Order No. 6
Ryangolf Corporation
Uihlein Rd & Rangeland Pkwy
Improvements
1B for Rangeland Parkway –
Underdrain Type II and Clean Out**

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. 6, Ryangolf Corporation.

**Change Order No. 7
Ryangolf Corporation
Uihlein Rd & Rangeland Pkwy
Improvements
1B for Rangeland Parkway –
Underdrain Materials and Tax Credit**

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. 7, Ryangolf Corporation.

**Work Authorization
Driggers Engineering Services
Incorporated
Bourneside Blvd. North Phase II and
Intersection of SR 64 an Bourneside
Blvd.
Materials Testing**

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

**Work Authorization
DMK Associates
Corner of 44th Ave. East and Uihlein
Parkway
Design and Permitting Services for
Uihlein Park**

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

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

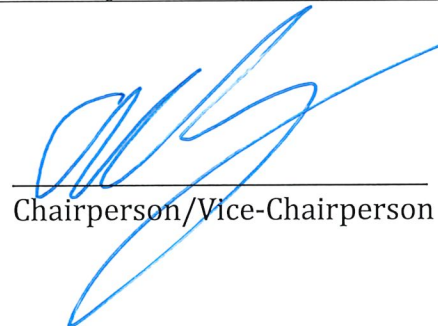
TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the September 7, 2018 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson