

# LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

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## Minutes - Board of Supervisor's Meeting

May 4, 2018, 9:01 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
Russell Edghill	Fishkind & Associates
Herb Boatner	Bryant, Miller & Olive (by phone)
Misty Taylor	Bryant, Miller & Olive (by phone)
Lindsay Whelan	HGS
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Maryann Grgic	Keypoint Communication
Pat Neal	NEAL Communities
Bob Simons	SMR
Deborah Byerly	SMR
Scott Schuhle	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 April 13, 2018 Board of Supervisors Meeting

Mr. Jensen presented the minutes from the previous meeting 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 April 13, 2018.
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**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Matters Relative to the Lake Club Phase 4 Project**

- A. Financing Team Funding Agreement between the District and SD TLC Holding, LLC**
- B. Master Engineer’s Report**
- C. Master Assessment Methodology Report**
- D. Resolution 2018-10, Declaring Special Assessments**
- E. Resolution 2018-11, Setting a Public Hearing on the Imposition of Special Assessments**

Dr. Fishkind presented the Financing Team Funding Agreement.

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 Financing Team Funding Agreement between the District and SD TLC Holding, LLC.

Dr. Fishkind presented the Master Engineer’s Report prepared by Foley/Kolarik, Inc.

Dr. Fishkind presented the Master Assessment Methodology Report. Ms. Whelan asked Dr. Fishkind to confirm that the assessments set forth in the report are fairly and reasonable apportioned for the benefit of the land that is planned on being assessed. Dr. Fishkind confirmed and noted for the record that they are also a demonstration of the special benefit that would accrue if the District imposes the assessments that would begin the 170 Process.

Dr. Fishkind presented Resolution 2018-10. Ms. Whelan asked the District Engineer to confirm that the costs in the District Engineer’s report are consistent with and reasonable for a project of this type. Mr. Kennedy confirmed.

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 2018-10, Declaring Special Assessments.

Dr. Fishkind presented Resolution 2018-11.

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 2018-11, Setting a Public Hearing on the Imposition of Special Assessments for June 8, 2018 at 9:00 a.m. at the current location.

Mr. Jensen confirmed for the record that no other lands in the Lake Club would be subject to these assessments.

**FOURTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the NW Sector Expansion Area Project**

- F. Financing Team Funding Agreement between the District**

- and Empire State Holding Group, LLC
- G. Master Engineer's Report  
*(provided under separate cover)*
- H. Master Assessment Methodology Report
- I. Resolution 2018-12, Declaring Special Assessments
- J. Resolution 2018-13, Setting a Public Hearing on the Imposition of Special Assessments

Dr. Fishkind presented the Financing Team Funding Agreement.

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 Financing Team Funding Agreement between the District and Empire State Holding Group, LLC.

Mr. Engel presented the Master Engineer's Report.

Dr. Fishkind presented the Master Assessment Methodology Report noting that the report that first demonstrates the special benefit over and above the cost of the anticipated assessments on the lots and secondly demonstrates that the assessment allocation is fair and equitable and consistent with the articulation of the benefits.

Dr. Fishkind presented Resolution 2018-12.

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 2018-12, Declaring Special Assessments.

Dr. Fishkind presented Resolution 2018-13.

Mr. Jensen confirmed that no other lands would be subject to these assessments.

Mr. Kennedy noted that there were some minor changes to the reports

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 2018-13, Setting a Public Hearing on the Imposition of Special Assessments for June 8, 2018 at 9:00 a.m. at the current location.

**FIFTH ORDER OF BUSINESS**

**Consideration of Universal Engineering Sciences Proposal for Construction Materials Testing and Site Work, Rangeland Parkway – from Lorraine Road to Uihlein Road**

Mr. Engel presented the proposal in the total amount of \$110,000.00.

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 Universal Engineering Sciences Proposal for Construction Materials Testing and Site Work, Rangeland Parkway – From Lorraine Road to Uihlein Road.

**SIXTH ORDER OF BUSINESS**

**Consideration of Universal Engineering Sciences Proposal for Construction Materials Testing and Site Work, 2697 Lorraine & Fruitville**

Mr. Engel presented the proposal in the total amount of \$40,000.00. Mr. Simons provided details.

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 Universal Engineering Sciences Proposal for Construction Materials Testing and Site Work, 2697 Lorraine & Fruitville.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board’s Consideration:

**Requisition List for Draw No. 9 for Del Webb - Series 2017 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. 9, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 40 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. 40 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 12 Lakewood Centre 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 approved Requisition No. 12 for Lakewood Centre South.

**Requisition List No. 10 Northeast Sector 2017 Note**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 10 for Northeast Sector.

Mr. Jensen noted the benefit of the special financing.

**Requisition List No. 38 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. 38 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 28  
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. 28 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 -**

**Qualified Electors, Manatee and Sarasota Counties**

Dr. Fishkind noted for the record that there are 6,804 registered voters within the District in Manatee County and 10 registered voters within the District in Sarasota County.

**Attorney's Report** – Ms. Whelan noted that the recently approved boundary amendment requires a Landowners Meeting, which has been scheduled for May 23, 2018 at 9:00 a.m. at the current location.

**Engineer's Report –**

**2018 Pre-Qualified Contractors - Landscape/Hardscape**

Mr. Kennedy presented the list noting the additions of new contractors.

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 list of 2018 pre-qualified contractors for Landscape/Hardscape.

Mr. Engel presented for the Board Approval:

**Specific Authorization No. 101  
Stantec  
Engineer's (Bond Issue) Report for  
Indigo 2018 Annexed Land at  
Lakewood Ranch**

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. 101, Stantec.

**Work Authorization No. 1  
Lombardo, Foley, & Kolarik, Inc.**

**Project Engineering Services for the  
Lake Club Phase 4 Project**

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 No. 1, Lombardo, Foley, & Kolarik, Inc.

**Work Authorization No. 03  
Kimley-Horn and Associates, Inc.  
Project Engineering Services for  
Rangeland Parkway and Uihlein Road**

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 No. 03, Kimley-Horn and Associates, Inc.

**Change Order No. 2  
E.T. MacKenzie of Florida, Inc.  
Bourneside Blvd South Ph 1 at  
Lakewood Ranch  
FDOT Right-of-Way Permit and  
USACE Permit Delays**

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

**Change Order No. 3  
E.T. MacKenzie of Florida, Inc.  
Bourneside Blvd South Ph 1 at  
Lakewood Ranch  
Wetland Area Additional Demucking  
and Off-site fill. Credit for Pond  
Excavation**

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, E.T. MacKenzie of Florida, Inc.

**Change Order No. 3  
Woodruff & Sons, Inc.  
44<sup>th</sup> Avenue East Phase IV Utility  
Proposal P005.r1 and P006 for  
Irrigation Work at Lorraine Road  
Invoice 23243 to Relocate Fittings &  
Water Service and S/O & red Dwgs**

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. 3, Woodruff & Sons, Inc.

**Change Order No. 4  
Frederick Derr & Company, Inc.  
The Masters Avenue Ext to Bourneside  
Blvd  
Street Lighting and Material 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. 4, Frederick Derr & Company, Inc.

Mr. Engel provided updates on upcoming project.

**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 adjourn the meeting.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the May 4, 2018 meeting.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson