

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

February 1, 2019, 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
Brent Wilder	PMF Financial Advisors
Jonathan Johnson	Hopping Green & Sams
Sarah Warren	Hopping Green & Sams
Misty Taylor	BMO
Herb Boatner	BMO (by phone)
Brett Sealy	MBS Capital
Sete Zare	MBS (by phone)
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Dan Perka	SMR
Deborah Byerly	SMR
Pat Neal	NEAL Communities
Bob Bosarge	Kolter Homes
Amanda Amare	US Bank (by phone)
Jim McClure	USF student shadowing

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.

Mr. Bedford introduced Jim McClure, noting that Mr. McClure is pursuing a master's degree in business at USF and shadowing today's meeting. Staff and Board Members introduced themselves.

There were no public comments.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the January 11, 2019 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 January 11, 2019 Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Disclosure of Public Financing- Northeast Sector

Dr. Fishkind explained the disclosure.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Disclosure of Public Financing- Northeast Sector and authorized its recording in public record as mandated by statute.

FOURTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing- Lakewood Centre & Northwest Sector Project

Dr. Fishkind presented the disclosure.

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 Disclosure of Public Financing- Lakewood Centre & Northwest Projects and authorized its recording in public record as mandated by statute..

FIFTH ORDER OF BUSINESS

Consideration of Matters Relative to the Isles at Lakewood Ranch Bond Issuance

- A. Resolution 2019-18, Supplemental Assessment Resolution** *(provided under separate cover)*
- B. Other Matters** *(provided under separate cover)*

Dr. Fishkind provided updates on the project noting that the utilities issue has been resolved. The financing team is expecting to be able to move forward with the project at the March meeting.

SIXTH ORDER OF BUSINESS

Consideration of Matters Relative to the Stock – Lake Club Phase 4 Bond Issuance

A. Acquisition Agreement with SD TLC Holdings, LLC

Mr. Johnson presented the agreement noting it is in standard form as seen for other bond issuances.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Acquisition Agreement with SD TLC Holdings, LLC.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-19, Investment Policies (provided under separate cover)

Tabled

EIGHTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board’s Consideration:

**Requisition List for Draw No. 18
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. 18, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 49
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. 49 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 2
Lakewood Centre & NW Sector
Series 2018 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. 2 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 21
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 Draw No. 21 for Lakewood Centre South.

**Requisition List No. 3
Northeast Sector Phase 1B
Series 2018 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 Requisition List No. 3 for Northeast Sector Phase 1B.

**Requisition List No. 44
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 List No. 44 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 37
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. 37 for The Villages of Lakewood Ranch South – Series 2016 A.

NINE ORDER OF BUSINESS

Compilation Report

No Comments

TENTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No Report

Attorney's Report –

Mr. Johnson noted that the Cresswind project is ready to move forward; he also provided further updates on Amendment 12, and the legislative District boundary amendment.

Mr. Johnson introduced Sarah Warren, who will be working with him on the District while Ms. Whelan is out on leave.

Engineer's Report –

Mr. Engel presented for the Board's approval:

**Change Order No. 2 (Final)
Woodruff & Sons, Inc.
Lakewood Centre Core Phase 1B
Relocate fire hydrant, storm & Sewer
stakeout, repair/adjust curb, sani
services, and misc extras; reconcile
unbilled line items**

Voided

**Change Order No. 4 (Final)
Woodruff & Sons, Inc.
Lakewood Centre Core Phase 1B
Reconcile unbilled line items**

Voided

**Change Order No. 5
E.T. MacKenzie of Florida, Inc.
Bourneside Blvd South Ph 1 at
Lakewood Ranch
Additional Services at SR-70 &
Bourneside Blvd South; drainage,
lighting and additional seed, sod &
mulch (onsite and offsite)**

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. 2
C & M Road Builders, Inc.
Waterside Neighborhood 8
Changes in Plans to Asphalt**

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. 2, C & M Road Builders, Inc.

**Proposal / Work Authorization
Universal Engineering Sciences
Inspections and Concrete Testing for
44th Box Culvers - Lakewood Ranch -
CSD**

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Proposal / Work Authorization, Universal Engineering Sciences, Inc.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the February 1, 2019 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson