

# LAKWOOD 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 3, 2019, 9:00 a.m.

Present and constituting a quorum:

Rex Jensen	Board Member
Tony Chiofalo	Board Member
Scott Almand	Board Member
Ed Hunzeker	Board Member

Also present were:

Jane Gaarlandt	PFM Group Consulting LLC
Jonathan Johnson	Hopping Green & Sams
Herb Boatner	BMO by phone
Misty Taylor	BMO by phone
Brett Sealy	MBS
Rob Engel	Stantec
Mike Kennedy	Stantec by phone
Bob Simons	SMR
Roger Aman	SMR
Deborah Byerly	SMR
Dan Perka	SMR
Louis Lawman	LWR Development
Pat Neal	NEAL Communities
Michael Neal	NEAL Communities
Scott Schuhle	US Bank by phone

## 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.

There were no public comments.

## SECOND ORDER OF BUSINESS

### Administrative Matters

#### Consideration of Minutes of the April 5, 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. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the April 5, 2019 Board of Supervisors Meeting.
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## THIRD ORDER OF BUSINESS

#### Consideration of Resolution 2019-25, Ratifying the Sale of the Isles at Lakewood Ranch, Series 2019 Bond Issuance

Mr. Johnson provided details of the ratifying resolution.

On MOTION by Mr. Chiofalo, seconded by Mr. Almond, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-25, Ratifying the Sale of the Isles at Lakewood Ranch, Series 2019 Bond Issuance.

**FOURTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the Cresswind, Series 2019 Bond Issuance**

- A. Presentation of Supplemental Assessment Report**
- B. Resolution 2019-26, Supplemental Assessment Resolution** *(provided under separate cover)*
- C. Disclosure of Public Financing** *(provided under separate cover)*
- D. Other Matters** *(provided under separate cover)*

Mr. Johnson noted that it was anticipated to continue today's meeting and table both items Four and Five for the continued meeting. Mr. Sealy noted that both projects were in market and would be ready for the continued meeting suggested for May 17, 2019.

**FIFTH ORDER OF BUSINESS**

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

- A. Presentation of Supplemental Assessment Report**
- B. Resolution 2019-27, Supplemental Assessment Resolution** *(provided under separate cover)*
- C. Disclosure of Public Financing** *(provided under separate cover)*
- D. Other Matters** *(provided under separate cover)*

Tabled

**SIXTH ORDER OF BUSINESS**

**Consideration of Audited Financial Statements – Fiscal Year Ending September 30, 2018**

Mr. Chiofalo provided details of the memo and the audited financial statements.

On MOTION by Mr. Hunzeker, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Audited Financial Statements – Fiscal Year Ending September 30, 2018.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 21  
Del Webb - Series 2017 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 21, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 5  
Lakewood Centre & NW Sector  
Series 2018 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 5 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 52 Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 52 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 24 Lakewood Centre South – Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 24 for Lakewood Centre South.

**Requisition List No. 6 Northeast Sector Phase 1B Series 2018 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 6 for Northeast Sector Phase 1B.

**Requisition List No. 47 The Villages of Lakewood Ranch South – Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, 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. 47 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 40 The Villages of Lakewood Ranch South - Series 2016 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 40 for The Villages of Lakewood Ranch South – Series 2016 A Bonds.

**EIGHTH ORDER OF BUSINESS**

**Compilation Report**

No Comments

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**Manager’s Report** – Ms. Gaarlandt reminded the Board that the Proposed FY 2020 Operating Budget will be on the June meeting agenda. Noted for the record, per the Supervisors of Elections, as of April 15, 2019 there are 9,012 registered voters in the District in Manatee County and 102 in Sarasota County.

**Attorney’s Report** –

Mr. Johnson provided legislative updates noting that the boundary amendment passed.

**Engineer’s Report** –

Mr. Engel presented for the Board's approval:

**Change Order No. 68 under Specific Authorization No. 50 Stantec**

**Villages of Lakewood Ranch – Lorraine Road  
(University Parkway to Villages of Lakewood Ranch South Boundary) Project**

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. 68 under Specific Authorization No. 50, Stantec.

**Specific Authorization No. 109  
Stantec  
Services Associated with Lakewood Ranch Stewardship District  
Waterside East-West Roadway**

Mr. Jensen suggested that discussions would take place with the DOT prior to submittal of projects in order to facilitate the process. 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 Specific Authorization No. 109, Stantec.

**Specific Authorization No. 110  
Stantec  
Services Associated with Lakewood Ranch Stewardship District  
School Avenue DOT Connection Permitting**

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 110, Stantec.

Mr. Lawman presented for the Board's consideration:

**Change Order No. 01  
SMR Farms, LLC  
Rangeland, Uihlein Rd to Bourneside Blvd  
– Landscape Installation  
Change and Increase in Contract Scope**

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. 01, SMR Farms, LLC.

**Change Order No. 02  
SMR Farms, LLC  
Rangeland, Uihlein Rd to Bourneside Blvd  
– Tree Installation  
Change and Increase in Contract Scope**

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. 02, SMR Farms, LLC.

**Change Order No. 01  
SMR Farms, LLC  
Rangeland, Uihlein Rd to Bourneside Blvd  
– Landscape Installation  
Changes in Landscape**

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. 01, SMR Farms, LLC.

**Change Order No. 02  
SMR Farms, LLC  
Rangeland, Uihlein Rd, Lakewood National  
to 44<sup>th</sup> E Street –  
Increase in contract Scope**

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. 02, SMR Farms, LLC.

**Change Order No. 03  
SMR Farms, LLC  
Rangeland, Uihlein Rd, Lakewood National  
to 44<sup>th</sup> E Street –  
Increase in contract Scope**

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. 03, SMR Farms, LLC.

**Change Order No. 01  
Irrigation Design Associates  
Bourneside Blvd. South Phse 1; Masters  
Ave. to SR70 – Irrigation Distribution  
System  
Change in contract Scope**

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. 01, Irrigation Design Associates.

Mr. Engel Presented for the Board's consideration:

**Change Order No. 13  
Ryngolf Corporation  
Uihlein Rd & Rangeland Pkwy Improvement  
1A Uihlein Adds: Conc sidewalks,  
driveways, 4" thick, and perf turf, sod.  
Credits: Barriers, litter removal, moving &  
hydroseed mulch  
1B Rangeland Adds: Perf tuf, sod.  
Credits: Barriers, litter removal, moving &  
hydroseed mulch**

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. 13, Ryngolf Corporation.

**Change Order No. 07  
Frederick Derr & Company, Inc.  
117<sup>th</sup> Street East at Lakewood Ranch  
LWRSD Material Deductions for Material  
Purchases; credit and additions are project  
design changes (sewer structures, utility  
pipe & fittings etc.)**

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. 07, Frederick Derr & Company, Inc.

**Change Order No. 1  
Woodruff & Sons, Inc.  
Rangeland Pkwy at LWR West of Lorraine  
Rd**

**Additional Rock Rip Rap along south side of Box Culvert due to scouring Report results**

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. 1, Woodruff & Sons, Inc.

**Change Order No. 4  
Woodruff & Sons, Inc.  
Villages of Lakewood Ranch – Lakewood Ranch Blvd (Fruitville-South)  
LWR Main C Concrete Wall Modifications to provide additional reinforcing steel to protrude above panel wall to tie to cap; and install 1 4” weep holes one within each wall panel**

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. 4, Woodruff & Sons, Inc.

**Work Authorization Number 4  
Kimley-Horn and Associates, Inc.  
Uihlein Road and Rangeland Parkway Improvements  
Additional Construction Phase Services**

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 Work Authorization Number 4, Kimley-Horn and Associates, Inc.

**Proposal  
GHD  
Waterside East-West Utilities  
Construction Materials Testing Services**

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 GHD Proposal.

**Mr. Simon presented for the Board’s approval:**

**Proposal  
York Bridge Concepts  
Waterside Place  
Repetitive Span Timber Pedestrian Bridge**

Mr. Johnson noted that the proposal amount of \$394,260.00 exceeds the bid limit by approximately \$11,000. Tabled.

**Mr. Engel Presented for the Board’s consideration:**

**Change Order No. 3 (provided under separate cover)  
C & M Road Builders, Inc.  
Waterside Neighborhood 8  
Temporary Manatee County 8” Rosemont Meter with pressure gauge totalizer and**

telemetry, power service will be provided by Owner. Price includes temp meter to be installed and removed and returned to MCUD

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, C & M Road Builders, Inc.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Sealy confirmed the timeline for the continued meeting.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to continue the May 3, 2019 meeting to May 17, 2019 at 10:00 a.m. at the current location.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson