

# 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

July 12, 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
Jim Schier	Board Member

Also present were:

Hank Fishkind	PFM Financial Advisors, LLC
Jonathan Johnson	Hopping Green & Sams
Herb Boatner	BMO
Sete Zare	MBS
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Deborah Byerly	SMR
Louis Lawman	LWR Development
Pat Neal	NEAL Communities
Scott Schuhle	U.S. 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.

There were no public comments.

## SECOND ORDER OF BUSINESS

### Landowners Meeting

Mr. Johnson stated that the boundaries of the District were recently successfully amended and that pursuant to the terms of the Act, the Landowners are required to meet and hold a referendum to approve or disapprove those amendments. Mr. Johnson noted that two (2) proxy holders were present, Mr. Schier on behalf of Empire State Holding Group, LLC for 41 acres in Manatee County, and Mr. Perka on behalf of 7,745 acres in Sarasota County and 6,738 acres in Manatee County.

Mr. Johnson asked whether the proxy holders were voting in favor or against the amendment of the District's boundaries. Both proxy holders were voting in favor and Mr. Johnson noted for the record that 100 percent of the Landowners, who are in attendance, have voted in favor of the amendment of the District's boundaries which will be entered into the records.

There were no further questions or comments. Mr. Johnson adjourned the Landowners' Referendum.

## THIRD ORDER OF BUSINESS

### Administrative Matters

**Consideration of Minutes of the June 7,  
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 June 8, 2019 Board of Supervisors Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-32, Ratifying the Result of the Landowners' Referendum**

Dr. Fishkind presented the resolution.

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 2019-32, Ratifying the Results of the Landowners' Referendum.

**FIFTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the Taylor Morrison – Azario Project, Series 1019 Bond Issuance**

- A. Consideration of Acquisition Agreement**
- B. Other Matters** (provided under separate cover)

Mr. Johnson presented the agreement similar in form to previous agreements.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Acquisition Agreement.

There were no other matters under item B.

**SIXTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the Indigo Project (Second Expansion Area), Series 1019 Bond Issuance**

- A. Presentation of Amended and Restated Master Engineer's Report**
- B. Presentation of Amended and Restated Master Assessment Methodology Report**
- C. Resolution 2019-33, Declaring Special Assessments for Indigo (Second Expansion Parcel)**
- D. Resolution 2019-34, Setting Public Hearing on the Imposition of Special Assessment for Indigo (Second Expansion Parcel)**
- E. Other Matters** (provided under separate cover)

Mr. Engel presented the Engineer's report noting the changes relevant to the Second Expansion Area.

Dr. Fishkind presented the Methodology Report expanded to include the Expansion area and confirmed that the proposed assessment resolutions and notices were only with respect to the newly added acreage.

Mr. Johnson presented the resolutions noting that there might be some minor edits to the verbiage in the documents prior to the public hearing.

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 2019-33, Declaring Special Assessments for Indigo (Second Expansion Area).

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved Resolution 2019-34, Setting Public Hearing on the Imposition of Special Assessment for Indigo (Second Expansion Area) for August 14, 2019 at 9:00 a.m. at the current location.

There were no other matters under item E.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials**

- A. Rangeland Pkwy. from Lorraine Road to Uihlein Road Irrigation Construction
- B. 44<sup>th</sup> Ave from Lorraine Rd. to Bourneside Blvd. Irrigation Construction

Mr. Lawman presented the agreement for the total amount of \$199,108.50.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials in the amount of \$199,108.50.

Mr. Lawman presented the agreement for the total amount of \$281,700.50.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials in the amount of \$281,700.50.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and SMR Farms, LLC for Landscape Installation Services and Materials**

- A. Bourneside Blvd.; Lakewood National to SR64 Project
- B. Post Blvd. from 59<sup>th</sup> Av. To Rangeland Pkwy. Project

Mr. Lawman presented the agreement for the total amount of \$216,457.85.

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and SMR Farms, LLC for Landscape Installation Services and Materials in the amount of \$216,457.85.

Mr. Lawman presented the agreement for the total amount of \$58,452.50.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and SMR Farms, LLC for Landscape Installation Services and Materials in the amount of \$58,452.50.

**NINTH ORDER OF BUSINESS**

**Consideration of Agreement between the District and Altec Lakes and Natural Areas Inc. for Landscape and Irrigation Maintenance Services (Silver Palms Boulevard)**

Mr. Lawman presented the agreement for the total amount of \$5,406.00.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Altec Lakes and Natural Areas, Inc. for Landscape and Irrigation Maintenance Services in the amount of \$5,406.00.

**TENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 23  
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. 23, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 7  
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. 7 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 54 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. 54 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 8  
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. 8 for Northeast Sector Phase 1B.

**Requisition List No. 49  
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. 49 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 42  
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. 42 for The Villages of Lakewood Ranch South – Series 2016 A Bonds.

**ELEVENTH ORDER OF BUSINESS**

**Compilation Report**

No Comments.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** – No report.

**Attorney's Report** – Mr. Johnson provided legislative updates.

**Engineer's Report** –

Mr. Lawman presented for the Board's approval:

**Change Order No. 1**  
**Altec Lakes and Natural Areas, Inc.**  
**Bob Gardener Park**  
**Increase in Contract Price**  
**Increase in Contractor's unit pricing rates**

Mr. Lawman asked for the Board's approval to increase the Contract Price to be more in line with industry standards. Tabled, Staff to coordinate details.

**Change Order No. 2**  
**Altec Lakes and Natural Areas, Inc.**  
**Silver Falls Run**  
**Increase in Contract Pricing**  
**Increase in Contractor's unit pricing rates**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 2, Altec Lakes and Natural Areas, Inc.

**Change Order No. 01**  
**SMR Farms, LLC**  
**Waterside "Neighborhood 8" Landscape Construction**  
**Increase in Contract Price**  
**Additional Plant Material Required**

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**  
**Bourneside Blvd. South Phase 1 – Landscape Construction**  
**Change in Contract Price**  
**Changes in Contract Scope**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 02, SMR Farms, LLC.

Mr. Engel presented for the Board's approval:

**Change Order No. 15**  
**Ryagolf Corporation**  
**Uihlein Rd & Rangeland Pkwy Improvement**  
**Add 45 Days**  
**1A Uihlein Adds: Replace Walk & Ramp at Lakewood National & Uihlein and thermos stripping, and credits for signs and curb/gutter**  
**1B Rangeland Adds: Credit for sign ground mount furnish & installation**  
**1A Uihlein: Turn lanes to new drive (from December 2018)**

Mr. Simons provided details. Mr. Jensen asked for confirmation as to who is paying for the turn lanes.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 15, Ryangolf Corporation subject to review by the Vice Chairman and determination as to the need for a separate funding agreement.

**Change Order No. 2  
Frederick Derr & Company, Inc.  
Rangeland Pkwy Improvements and Post  
blvd. Extension  
Correction to CO-1 deduction for Owner's  
direct purchase of materials for Core &  
Main**

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, Frederick Derr & Company, Inc.

**Change Order No. 1  
Watson Civil Construction, Inc.  
44<sup>th</sup> Avenue East Phase IV Roadway  
Proposal for Street Light Pole Installation**

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, Watson Civil Construction, Inc.

**Change Order No. 2  
Watson Civil Construction, Inc.  
44<sup>th</sup> Avenue East Phase IV Roadway  
Direct Material Purchase Credit for Street  
Light Pole Installation**

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, Watson Civil Construction, Inc.

**Change Order No. 3  
E.T. MacKenzie of Florida, Inc.  
Waterside East-West Utilities  
Request to increase number of days due to  
waiting of approved plan**

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 Orders 6-10 related to rebuilding an intersection that is within the District's CIP. Total Increase is \$668,705.48. Manatee County is to reimburse the District. An agreement between the District and Manatee County is under review. Approval of change orders 6-10 was approved subject to successful negotiation of County Agreement, with final approval delegated to Mr. Chiofalo.

**Change Order No. 6  
E.T. MacKenzie of Florida, Inc.  
44<sup>th</sup> Avenue East Phase V  
Credit for portion of Lorraine Rd 44<sup>th</sup> Ave E  
Phase 5 Intersection part of original bid**

**Change Order No. 7  
E.T. MacKenzie of Florida, Inc.  
44<sup>th</sup> Avenue East Phase V  
Lorraine Rd 44<sup>th</sup> Avenue East Intersection:  
Revisions to Lorraine Rd/44<sup>th</sup> Ave E Ph 5  
Intersection. Changes by Owners to limits**

and scope with credit for original bid quantities. Request for 90 days extension

**Change Order No. 8**  
**E.T. MacKenzie of Florida, Inc.**  
**44<sup>th</sup> Avenue East Phase V**  
**Lorraine Rd 44<sup>th</sup> Avenue East Intersection:**  
**Tax deduction on materials purchased for revisions to Lorraine Rd/44<sup>th</sup> Ave E Ph 5 Intersection. Changes by Owners to limits and scope with credit for original bid quantities**

**Change Order No. 9**  
**E.T. MacKenzie of Florida, Inc.**  
**44<sup>th</sup> Avenue East Phase V**  
**Lorraine Rd 44<sup>th</sup> Avenue East Intersection:**  
**Additional work completed to date with LWRSD approval including credits to prior change orders and additional quantities to items within the original bid contract**

**Change Order No. 10**  
**E.T. MacKenzie of Florida, Inc.**  
**44<sup>th</sup> Avenue East Phase V**  
**Lorraine Rd 44<sup>th</sup> Avenue East Intersection:**  
**Tax deduction for materials purchase for CO-9 additional work completed to date with LWRSD approval including credits to prior change orders and additional quantities to items within the original bid contract**

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Orders No. 6-10, E.T. MacKenzie of Florida, Inc.

Tabled

**Proposal**  
**Fawley Bryant Architecture**  
**Waterside Park Place Pavilion**  
**Professional Services – Total Design Fee**  
**\$42,861.00**

**Proposal**  
**The Rogers Group**  
**Fruitville Ln & Lorraine Road**  
**Labor, Material, Construction Management and Permitting necessary to complete the Construction of Monument Sign (A) and Median Sign (E) Structures – Amount**  
**\$129,136.00**

Mr. Simons provided details.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved The Rogers Group Proposal for Construction of Signs.

**Proposal - Cancelled**  
**Kisinger Campo & Associates, Corp.**

Lakewood Ranch Boulevard Overpass over I-75 to Cattleman Road  
Project Development and Environment (PD&E)  
Services for Evaluation of the I-75 Overpass  
Concept – Lump Sum Amount \$1,041,355.00

**Change Order No. 1 Under Specific  
Authorization No. 1  
Lakewood Ranch Boulevard Overpass over  
I-75 to Cattlemen Road**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Change Order No. 1 Under Specific Authorization No. 1, Kisinger Campo & Associates, Corp.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests

**FOURTEENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Johnson reminded the Board that meetings are set for both August 9<sup>th</sup> and August 14<sup>th</sup>.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Hunzeker, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the July 12, 2019 meeting.



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Secretary/Assistant Secretary



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Chairperson/Vice-Chairperson