

LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.
14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting August 9, 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:

Jane Gaarlandt	PFM Group Consulting LLC
Brent Wilder	PFM Financial Advisors LLC (by phone)
Jonathan Johnson	Hopping Green & Sams
Herb Boatner	BMO (by phone)
Misty Taylor	BMO (by phone)
Brett Sealy	MBS (by phone)
Rob Engel	Stantec
Mike Kennedy	Stantec
Bob Simons	SMR
Roger Aman	SMR
Debbie Byerly	SMR
Louis Lawman	LWR Development
Pamela Curran	NEAL
Maryann Grgic	KeyPoint Communication
Scott Schuhle	U.S. 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 July 12, 2019 Landowners Meeting and 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 July 12, 2019 Landowners Meeting and Board of Supervisors Meeting.
--

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-35, Adopting Fiscal Year 2020 Regular Meeting Schedule

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 2019-35, Adopting Fiscal Year 2020 Regular Meeting Schedule.

FOURTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal Year 2019-2020 Budget and the Imposition of Operations and Maintenance Special Assessments

- o Public Comments
- o Board Comments
- A. Consideration of Resolution 2019-36, Relating to the Annual Appropriations and Adopting the Fiscal Year 2019-2020 Budgets**
- B. Resolution 2019-37, Imposing Special Assessments and Certifying an Assessment Roll for the Fiscal Year 2019-2020**

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the public hearing.

There were no comments from the public.

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District closed the public hearing.

Mr. Lawman noted a slight change in the Developer contribution amount.

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 2019-36, Relating to the Annual Appropriations and Adopting the Fiscal Year 2019-2020 Budgets.

Mr. Johnson noted that Dr. Fishkind had confirmed that the assessments were still below the amounts originally noticed.

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 2019-37, Imposing Special Assessments and Certifying an Assessment Roll for the Fiscal Year 2019-2020.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-28, Resetting the Public Hearing on Uniform Method

Mr. Johnson noted that the date had to be reset due to noticing requirements.

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 2019-38, Resetting the Public Hearing on Uniform Method

SIXTH ORDER OF BUSINESS

Consideration of Agreement between the District and Natural Designs Landscaping LLC for Landscape and Irrigation Maintenance Services, Waterside Neighborhood 8

Mr. Lawman presented the agreement for the total amount of \$15,042.00.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Natural Designs Landscaping LLC for Landscape and Irrigation Maintenance Services in the amount of \$15,042.00.

SEVENTH ORDER OF BUSINESS

Consideration of RFP for Potential Refunding of Country Club East, Series 2006 Bonds

Mr. Wilder presented the proposal and confirmed that approval of the RFP did not obligate the District to refund the bonds.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the RFP in form and Authorized Mr. Chiofalo to work with Staff in determining how and when to best issue it.

EIGHTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 24
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. 24, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 8
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. 8 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 55 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. 55 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 26
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 Requisition List No. 26 for Lakewood Centre South.

**Requisition List No. 9
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. 9 for Northeast Sector Phase 1B.

**Requisition List No. 50
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. 50 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 43
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. 43 for The Villages of Lakewood Ranch South – Series 2016 A Bonds.

NINTH ORDER OF BUSINESS

Compilation Report

No Comments.

TENTH ORDER OF BUSINESS

Staff Reports

Manager’s Report – Ms. Gaarlandt reminded the Board that another meeting was scheduled for August 14th.

Attorney’s Report – Mr. Johnson provided legislative updates.

Engineer’s Report –

Mr. Engel presented for the Board’s approval:

**Change Order No. 71 under Specific
Authorization No. 97
Stantec
Northeast Sector Roadways Legal
Description Coordination Services 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. 71 under Specific Authorization No. 97, Stantec.

**Change Order No. 72 under Specific
Authorization No. 103
Stantec
Roger Hill Park at Lakewood Centre 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 Change Order No. 72 under Specific Authorization No. 103, Stantec.

**Bid Award for Roger Hill Park at Lakewood
Ranch**
• **Award Recommendation Letter and
Bid**

C & M Roadbuilders, Inc. bid in the amount of \$157,613.00.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved awarding the contract for the Roger Hill Park at Lakewood Centre Project to C & M Roadbuilders, Inc.

**Bid Award for Lorraine Road Directional
Drill Force Main Connection**
• **Award Recommendation Letter and
Bid**

Woodruff & Sons, Inc. bid in the amount of \$68,586.22. 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 awarding the contract for the Lorraine Road Directional Drill Force Main Connection to Woodruff & Sons, Inc.

**Change Order No. 3
Frederick Derr & Company, Inc.
Rangeland Pkwy Improvements and Post
Blvd. Extension
Design/Plan Changes for Post Road**

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, Frederick Derr & Company, Inc.

**Change Order No. 4
Frederick Derr & Company, Inc.
Rangeland Pkwy Improvements and Post
Blvd. Extension
Plan Revisions for Rangeland Parkway**

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.

**Change Order No. 3
Watson Civil Construction, Inc.
44th Avenue East Phase IV Roadway
Bournside Blvd North Phase II
Time extension due to rain delays from 7/17
through 7/26**

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, Watson Civil Construction, Inc.

**Change Order No. 6
E.T. MacKenzie of Florida, Inc.
Bournside Blvd South Ph 1 @Lakewood
Ranch
Time Extension Request due to permit
delays from FDOT & USACE**

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

**Change Order No. 4
C & M Road Builders, Inc.
Waterside Neighborhood 8
Additional Lake Excavation for Pond 2;
Grade for 10' Walk around Pond 2; 10" wide
4" Concrete Walk Pond 2;
Mob/Mot Milling on University Pkwy; Mill 1"
University Pkwy; and 1" S-3 Overlay
University Pkwy**

The change order is within budget.

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, E.T. R & M Road Builders, Inc.

There were no Supervisor requests

TWELFTH ORDER OF BUSINESS

Audience Comments

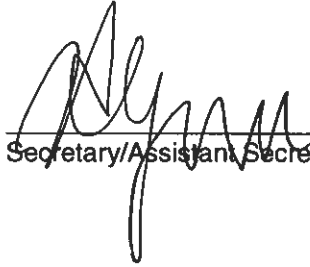
Mr. Johnson reminded the Board that another meeting is scheduled August 14th.

THIRTEENTH 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 the Lakewood Ranch Stewardship District moved to adjourn the August 9, 2019 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson