

# 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

January 7, 2022, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Tony Chiofalo	Vice-Chair/Assistant Secretary
Scott Almand	Treasurer/Assistant Secretary (by phone)
Jim Schier	Assistant Secretary
Ed Hunzeker	Assistant Secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Kourtney Dinkins	PFM Group Consulting LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Jonathan Johnson	Hopping Green & Sams	(by phone)
Anne Ross	LWRSD	
Paul Chetlain	LWRSD	
Misty Taylor	BMO	(by phone)
Brett Sealy	MBS	(by phone)
Sete Zare	MBS	(by phone)
Scott Schuhle	US Bank	(by phone)
Mike Kennedy	Stantec	
Rob Engel	Stanctec	(by phone)
Deborah Byerly	SMR	
Bob Simons	SMR	

## 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

#### Consent Agenda

Mr. Jensen presented the consent agenda:

- i. **Minutes**
  - **December 3, 2021 Board of Supervisors Meeting**
  - **December 17 Continued Board of Supervisors Meeting**
- ii. **Lake Club Financing, Series 2021**
  - **Resolution 2022-13, Ratifying the Sales of the Series 2021 Bonds**

- iii. **Star Farms Project, Phase 1/2, Series 2021 Bonds**
  - **Resolution 2022-1, Ratifying the Sales of the Series 2021 Bonds**
  - **Amended and Restated Disclosure of Public Financing**
- iv. **Engineer's Report**
  - **Change Order No. 3  
Frederick Derr & Company, Inc.  
Pope Road (White Eagle Blvd North 800± LF)**
  - **Change Order No. 109 Under Specific Authorization No. 118  
Stantec  
Lakewood Centre CORE Roadways Project**
  - **Change Order No. 110 Under Specific Authorization No. 123  
Stantec  
Waterside Neighborhood 8  
Drainage Support Project**
  - **Change Order No. 108 Under Specific Authorization No. 94  
Stantec  
Waterside Place – Boulevard and Park Phase Improvement Project**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the items on the consent agenda.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Agreement between the District and Cepra Landscape for Landscape Installation on Bourneside Boulevard, Masters to University**

Ms. Ross presented the Agreement between the District and Cepra Landscaping.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement between the District and Cepra Landscape for Landscape Installation on Bourneside Boulevard, Masters to University.

**FOURTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and Irrigation Design Associates, Inc. (IDA) for Irrigation Installation**  
**A. Bourneside Boulevard, Masters to University**  
**B. Blue Lake Road**

Ms. Ross presented the two Agreements between the District and Irrigation Design Associates, Inc. (IDA) for Irrigation Installation on Bourneside Boulevard, Masters to University, and Blue Lake Road. The final cost of the landscaping will be provided to the Board next month.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreements between the District and Irrigation Design Associates, Inc. (IDA) for Irrigation Installation on Bourneside Boulevard, Masters to University, and Blue Road.

**FIFTH ORDER OF BUSINESS**

**Consideration of Empower Retirement Plan(b)  
for Stewardship Employee**

Ms. Ross outlined the Empower Retirement Plan(b) for Stewardship Employee, appointing the Executive Director, Ms. Ross, and Supervisor, Scott Almand, as authorized signers for the plan sponsor and plan administrator.

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Empower Retirement Plan(b) for Stewardship Employee.

**SIXTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Chiofalo presented for the Board's Consideration:

Requisition List for Draw No. 30  
Lakewood Centre North  
Pre-Funding

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 30, Lakewood Centre North – Pre-Funding.

Requisition List for Draw No. 49  
Lakewood Centre & NW Sector  
Pre-Funding

On MOTION by Mr. Hunzeker, 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 & NW Sector.

Requisition List for Draw No. 4  
Northeast Sector  
Pre-Funding

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 4 for Northeast Sector – Pre-Funding.

Requisition List for Draw No. 25  
The Villages of Lakewood Ranch South  
Pre-Funding - Landowner/County  
Construction Funding Agreement

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Construction Funding and approved payment of Requisition List No. 25 for The Villages of Lakewood Ranch South.

Requisition List for Draw No. 5  
The Isles at Lakewood Ranch Ph 2  
Series 2021 Bond

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 5, The Isles at Lakewood Ranch Ph 2.

**SEVENTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the financial statements.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**Attorney's Report** – Mr. Johnson noted that the legislative session is starting. There have been no changes in any of the drafts of the bills previously discussed. Updates will be provided as they become available.

**Manager's Report** – No report

**Engineer's Report** – Mr. Engel presented for the Board's consideration:

- **Change Order No. 6  
Ryangolf Corporation  
Blue Lake Road  
Plan changes updated to Plan Rev N**

Mr. Simons provided details noting that this change order will exceed the CPI budget for the project. Also, as this is for landowners on either side, significant reimbursements will cover a large portion of the cost.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 6, Ryangolf Corporation.

Mr. Kennedy noted that he is working with Mr. Johnson on a number of reimbursements.

**Executive Director's Report** – Ms. Ross introduced Mr. Paul Chetlain, who has joined the District as Operation Director.

Ms. Ross presented for the Board's consideration:

- **Memorandum – Change Order No. 1  
Irrigation Design Associates  
Core Phase 2, New Haven and  
Crossland Trail Irrigation Installation  
Reconfiguring design to minimize  
connection taps and save budget**

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.1, Irrigation Design Associates.

- **Memorandum – Change Order No. 1  
Altec Lakes and Natural Areas, Inc.  
The Core Phase II (New Haven and  
Crossland Trail) Landscape Installation  
Overall cost reduction due to field  
adjustment of landscape layout  
Reconfiguring design to minimize  
connection taps and save budget**

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.1, Altec Lakes and Natural Areas, Inc.

- **Memorandum – Change Order No. 1  
Cepra Landscape, LLC  
Rangeland Landscape & Irrigation  
Maintenance, Uihlein to Bourneside  
Materials pricing has increased over the  
course of the contract and this  
modification on the unit prices will  
bring them up to comparable pricing of  
other District Contracts**

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.1, Cepra Landscape, LLC.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the January 7, 2022 meeting

  
Secretary/Assistant Secretary

  
Executive Director