

# LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

## Minutes - Board of Supervisor's Meeting

March 3, 2023, 9:00 a.m.

Attending and constituting a quorum:

Scott Almand  
Tony Chiofalo  
Ed Hunzeker

Treasurer/Assistant Secretary  
Assistant Treasurer/Assistant Secretary  
Assistant Secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Jennifer Glasgow	PFM Group Consulting LLC	(by phone)
Jorge Orsini	PFM Group Consulting LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	(by phone)
Jonathan Johnson	Kutak Rock	(by phone)
Heather Ross	LWRSD	
Anne Ross	LWRSD	
Brett Sealy	MBS	
Sete Zare	MBS	
Misty Taylor	BMO	
Bob Simons	SMR	
Mike Kennedy	Stantec	
Rob Engel	Stantec	
Scott Schuhle	US Bank	(by phone)
Mike Blackrick	LWR	

## 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.

### Public Comments

There were no public comments.

## SECOND ORDER OF BUSINESS

### Administrative Matters

#### Consent Agenda

Mr. Chiofalo presented the consent agenda:

- i. Minutes
  - February 3, 2023 Board of Supervisors Meeting
- ii. Ratification of the Sale of the Series 2023 Refinancing Bonds
  - Resolution 2023-12 (Country Club East)
  - Resolution 2023-12 (Central Park)
- iii. Supplemental Disclosure of Public Financing

- Country Club East Project -Series 2323 Refunding Bond
- Central Park Project – Series 2023 Refunding Bond
- iv. Engineer's Report
  - Change Order No. 122 Under Specific Authorization No. 97 Stantec Northeast Sector Roadways Legal Description Coordination Services Project
  - Change Order No. 123 Under Specific Authorization No. 134 Stantec General District Engineering Services (Fiscal Year 2022-2023)
  - Change Order No. 1 Frederick Derr & Company, Inc. SR-64 & Lighterwood Trail Roadway Improvements Deduct Import Off-Site Fill. Add Silt Fence Extra Cost (underwater installation); import stockpile fill; mill, pave & stripe LW+ACA roads

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 items on the consent agenda.

### **THIRD ORDER OF BUSINESS**

#### **Business Matters**

##### **Consideration of Matters Relative to the Acquisition of Utilities**

- A. Other Matters (provided under separate cover)

Mr. Johnson provided updates noting that the previously approved Purchase and Sale Agreement had been finalized and executed. The public hearing was held last week and the Court has entered the final judgement approving the proposed bond issue and the acquisition of BRU. The Team continues work and is on schedule for a June closing.

### **FOURTH ORDER OF BUSINESS**

#### **Acceptance and Approval of the September 30, 2022 Audited Financial Statements**

Ms. Ross noted that Carr Riggs and Ingram performed the fiscal year 2022 audit. It was a clean audit with no comments or recommendations and all statements were found to be fair in all material aspects and the District to be in compliance with the Rules of the Auditor General.

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 September 30, 2022 Audited Financial Statements.

### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Bid Award for Harmony Trail Project**

- A. Award Recommendation Letter and Bid Tabulation
- B. Resolution 2023-14, Award of Contract

Mr. Engel provided details recommending awarding the contract to Frederick Derr & Company, Inc. for the total bid amount of \$702,935.04. Mr. Ross noted the trail connects to the trails at Rodger Hill Park. Mr. Simons noted the project is within budget.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2023-14, Award of Contract to Frederick Derr & Company, Inc. in the amount of \$702,935.04.

## **SIXTH ORDER OF BUSINESS**

### **Financial Matters**

#### **Draw Requests**

Mr. Almand presented for the Board's Consideration:

#### **Requisition List for Draw No. 5 Lorraine Lakes Project Series 2020 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 – Lorraine Lakes Project.

#### **Requisition List for Draw No. 7 Bourneside Blvd South Ph 2 Landowner Funding (Toll Brothers)**

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.7 - Bourneside Blvd South Ph 2 – Landowner-Funding.

#### **Requisition List for Draw No. 62 Lakewood Centre & NW Sector 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. 62 - Lakewood Centre & NW Sector.

#### **Requisition List for Draw No. 41 The Villages of Lakewood Ranch South Pre-Funding - Landowner/County Construction Funding Agreement**

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 Construction Funding and approved payment of Requisition List No. 41 - The Villages of Lakewood Ranch South.

#### **Requisition List for Draw No. 18 Northeast Sector 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.18 - Northeast Sector – Pre-Funding.

## **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 Staff continues to monitor legislation that is being pre-filed for impact on a district, one in particular creates a vehicle for 'Resilience Districts' which would not ordinarily impact the Stewardship District, however, there is some language in term of location issues.

**Manager's Report** – Ms. Gaarlandt reminded the Board that the April meeting was rescheduled for the second Friday of the month.

**Engineer's Report –**

**Contractor Prequalification**

Mr. Kennedy presented the list of contractors that went through the qualification process noting that a number of the smaller contractors has fallen of the list.

On MOTION by Mr. Hunzeker, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the List of Prequalified Contractors.

**Executive Director's Report** – Ms. Ross noted that the Country Club East utility transfer did not go before the Board of County Commissioners in February but is now expected to be on their March agenda. The District will be working with SMR for a Letter of Credit for the period of the transfer.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

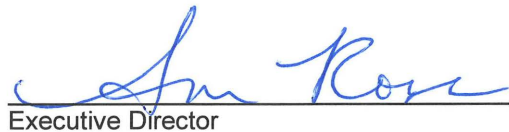
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Chiofalo asked for a motion to adjourn 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 adjourn the March 3, 2023 meeting.

  
Secretary/Assistant Secretary

  
Executive Director