

# LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

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## Minutes - Board of Supervisor's Meeting

September 8, 2023, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen  
Tony Chiofalo  
Scott Almand  
Ed Hunzeker

Chair Person  
Vice-Chair Person / Assistant Secretary  
Treasurer/Assistant Secretary  
Assistant Secretary

Also attending were:

Jane Gaarlandt  
Jennifer Glasgow  
Jorge Orsini  
Brent Wilder  
Kevin Plenzler  
Jonathan Johnson  
Heather Ross  
Anne Ross  
Brett Sealy  
Misty Taylor  
Bob Simons  
Rob Engel  
Mike Kennedy  
Suzanne Henke

PFM Group Consulting LLC  
PFM Group Consulting LLC (by phone)  
PFM Group Consulting LLC (by phone)  
PFM Financial Advisors LLC (by phone)  
PFM Financial Advisors LLC  
Kutak Rock  
LWRSD  
LWRSD  
MBS  
BMO  
SMR  
Stantec  
Stantec  
Public

## 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. Jensen presented the consent agenda:

- i. Minutes
  - August 4, 2023 Board of Supervisors Meeting
- ii. Funding Agreement between the District and SMR Taylor Ranch, LLC (Rangeland Parkway Extension)
- iii. Agreement between the District and Sarasota County Regarding Reclaimed Water for the BRU Non-Potable System
- iv. Engineer's Reports

- **Change Order No. 129 Under Specific Authorization No. 79**  
**Stantec**  
**Waterside Neighborhood 8**

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 items on the consent agenda.

### **THIRD ORDER OF BUSINESS**

#### **Business Matters**

##### **Consideration of Financing Matters Relative to the Taylor Ranch Project, Series 2023 Special Assessment Revenue Bonds**

- A. Public Hearing on the Imposition of Special Assessments**
  - a. Public Comments
  - b. Board Comments
- B. Master Engineer's Report (Updated)**
- C. Supplemental Assessment Methodology Report**
- D. Resolution 2023-30, Levying Special Assessments**
- E. Resolution 2023-31, Delegation Resolution**
  - a. Form of Fortieth Supplemental Trust Indenture
  - b. Form of Bond Purchase Contract
  - c. Form of Preliminary Limited Offering Memorandum
  - d. Form of Continuing Disclosure
- F. Other Matters** *(provided under separate cover)*

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

Mr. Kennedy provided details of the updated Engineer's Report.

Mr. Plenzler provided details of the Supplemental Assessment Methodology Report.

There were no comments from the public.

Mr. Johnson provided details of Resolution 2023-30.

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 2023-30, levying Special Assessments.

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

Ms. Taylor provided details of Resolution 2023-31.

Mr. Sealy provided details on the timeline noting that the pre-closing is anticipated to take place in conjunction with the October 6<sup>th</sup> meeting with funding planned for October 10, 2023. A number of institutions have been invited for a site visit in person or virtually which is scheduled for September 19<sup>th</sup>. Pricing anticipated to take place on September 27<sup>th</sup>.

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 2023-31, Delegation Resolution.

#### **FOURTH ORDER OF BUSINESS**

#### **Financial Matters**

##### **Draw Requests**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 68  
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. 68 - Lakewood Centre & NW Sector – Pre-Funding.

**Requisition List for Draw No. 24  
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. 24 - Northeast Sector – Pre-Funding.

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

**Requisition List for Draw No. 1  
SMR Taylor Ranch  
Landowner 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 approved Draw No. 1 – SMR Taylor Ranch, Pre-Funding.

#### **FIFTH ORDER OF BUSINESS**

#### **Compilation Report**

There were no comments to the financial statements.

#### **SIXTH ORDER OF BUSINESS**

#### **Staff Reports**

**Attorney's Report – No Report**

**Manager's Report – No Report**

**Engineer's Report – No Report**

**Executive Director's Report –**

#### **Executed Documents**

Ms. Ross noted that the Waterside water taxi, the 'Jolly Rancher', was put in the water on Kingfisher Lake. Coast Guard inspections, safety and tagging, marketing and branding still outstanding with the first ride to and from LakeHouse Cove starting September 24<sup>th</sup> for the Sunday Markets. The splash pad is planned to open end of October.

**SEVENTH ORDER OF BUSINESS**

There were no Supervisor requests.

**EIGHTH ORDER OF BUSINESS**

There were no audience comments.

**NINTH ORDER OF BUSINESS**

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


**Supervisor Requests**

**Audience Comments**

**Adjournment**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the September 8, 2023 meeting.

  
Secretary/Assistant Secretary

  
Executive Director