

# 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

October 6, 2023, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair Person
Tony Chiofalo	Vice-Chair Person / Assistant Secretary
Scott Almand	Treasurer/Assistant Secretary
Ed Hunzeker	Assistant Secretary
Jim Schier	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)
Brent Wilder	PFM Financial Advisors LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	
Jonathan Johnson	Kutak Rock	
Heather Ross	LWRSD	
Anne Ross	LWRSD	
Brett Sealy	MBS	
Sete Zare	MBS	
Misty Taylor	BMO	
Will Milford	BMO	
Sarah Warren	BMO	
Bob Simons	SMR	
Rob Engel	Stantec	
Mike Kennedy	Stantec	
Scott Schuhle	U.S. Bank	
Suzanne Henke	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
  - September 8, 2023 Board of Supervisors Meeting
- ii. BRU Disclosure of Public Financing
- iii. Rebate Report

- **Special Assessment Revenue Bonds 2018 (Northeast Sector Project – Phase 1A)**
- iv. **Engineer’s Reports**
  - **Specific Authorization No. 138 Stantec General District Engineering Services (Fiscal Year 2023-2024)**
  - **Change Order No. 1 Frederick Derr & Company, Inc. Rangeland Parkway Extension Hauling – road base shell from PRECO staging area. Maintenance of Traffic Moving PRECO staging area. Construction Entrance & Broom Tractor**
  - **Change Order No. 1 Frederick Derr & Company, Inc. 44<sup>th</sup> Avenue East Phase VII Hauling – road base shell from PRECO staging area. Maintenance of Traffic Moving PRECO staging area. Construction Entrance & Broom Tractor**

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. **Supplemental Assessment Methodology Report**
- B. **Resolution 2024-01, Supplemental Assessment Resolution**
- C. **Other Matters** *(provided under separate cover)*

Mr. Sealy provided details on the pricing, noting it was a very successful outcome with participation of a total of fourteen institutions, four of which were new to the Stewardship District.

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

Mr. Johnson provided details of Resolution 2024-01, noting for the record that this action only affects the Taylor Ranch property and not any other properties within in the District or any existing homeowners.

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 2024-01, Supplement Assessment Resolution.

There were no other matters for consideration or discussion.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, Designating the date, Time and Place of a Public Hearing on the Adoption of Recreational Policies and Rates**

Ms. Ross provided details of Resolution 2024-02, noting that the resolution will set a public hearing on the adoption of updated recreational policies and rates, the updates taking effect with the Waterside Park and Splash Pad Rules, the Waterside Water Taxi, some Kingfisher Lake rules, and adding a facility deposit for clubs utilizing Townhall North that corresponds with the Townhall deposit.

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 2024-02, Setting a Public Hearing Date on the Adoption of Recreational Policies and Rates for December 1, 2023 at 9:00 a.m. at the current location.

**FIFTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 48  
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. 48 - The Villages of Lakewood Ranch South – Pre-Funding.

**Requisition List for Draw No. 25  
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. 25 - Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 69  
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. 69 - Lakewood Centre & NW Sector – Pre-Funding.

**Requisition List for Draw No. 2  
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. 2 – SMR Taylor Ranch, Pre-Funding.

**SIXTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the financial statements.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**Attorney's Report** – Mr. Johnson noted that the modules for the previously reported four hours of continued education required for Special District Board Members taking effect January 1<sup>st</sup> have not yet been posted on the Commission on Ethics website. Staff will send out an email with the information once it is available.

**Manager's Report** – No Report

**Engineer's Report –**

**Change Order No. 10 (Final)  
Ryangolf Corporation  
Blue Lake Road  
Reconciling / Balancing Change Order**

Mr. Engel noted that this item was addressed at a previous meeting and pulled it from the agenda.

**Executive Director's Report –**

**Executed Documents**

No additional report.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the October 6, 2023 meeting.

  
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Secretary/Assistant Secretary

  
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Executive Director