

# 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

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

Attending and constituting a quorum:

Rex Jensen	Chair Person
Tony Chiofalo	Vice-Chair Person / Assistant Secretary
Ed Hunzeker	Assistant Secretary
Jim Schier	Assistant Secretary

Also attending were:

Vivian Carvalho	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	
Jonathan Johnson	Kutak Rock	(by phone)
Heather Ross	LWRSD	
Anne Ross	LWRSD	
Brett Sealy	MBS	(by phone)
Misty Taylor	BMO	(by phone)
Bob Simons	SMR	
Rob Engel	Stantec	
Mike Kennedy	Stantec	
Scott Schuhle	U.S. Bank	(by phone)
Angelo Renna	Public	

## FIRST ORDER OF BUSINESS

### Call to Order and Roll Call

Ms. Carvalho 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
  - October 6, 2023 Board of Supervisors Meeting
- ii. Resolution 2024-03, ratifying the Sale of the Taylor Ranch Project, Series 2023 Special Assessment Revenue Bonds
- iii. Disclosure of Public Financing (Taylor Ranch Project)
- iv. Fiscal Year 2023 Audit
  - CRI Engagement Letter
  - CRI Compliance Letter

**v. Engineer's Reports**

- **Change Order No. 130 Under Specific Authorization No. 97 Stantec Northeast Sector Roadways Legal Description Coordination Services Project**
- **Change Order No. 2 Frederick Derr & Company, Inc. Rangeland Parkway Extension Haul fill from stockpile to Bourneside ROW**
- **Change Oder No. 4 C&M Roadbuilders, Inc. Waterside neighborhood 8 Phase 3 4" concrete walk; 10' multi-use trail; final grade walks**
- **Change Order No. 5 C&M Roadbuilders, Inc. Waterside neighborhood 8 Phase 3 Off-site fill for 10' walks; move gas main valve in walk; temp shell turnaround; sodding**

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 Bid Award for Bourneside Boulevard Widening with 3 Roundabouts and LWR Reclaimed Water main and Booster Pump Station Project**

- a. **Award Recommendation Letter and Bid Tabulation**
- b. **Resolution 2024-04, Award of Contract**

Mr. Engel provided details recommending awarding the contract to RIPA & Associates, LLC. for the total bid amount of \$29,725,000.00. The other bid received was from E.T. MacKenzie of Florida, Inc. was for a total of 33,984,027.60.

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved awarding the Contract for Bourneside Boulevard Widening to RIPA & Associates, LLC for the total bid amount of \$29,725,000.00.

**FOURTH ORDER OF BUSINESS**

**Financial Matters**

Mr. Chiofalo presented for the Board's Consideration:

**Draw Requests**

**Requisition List for Draw No. 3  
SMR Taylor Ranch  
Landowner Construction Funding  
Agreement**

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 3 – SMR Taylor Ranch, Pre-Funding.

**Requisition List for Draw No. 70  
Lakewood Centre & NW Sector  
Pre-Funding**

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 70 - Lakewood Centre & NW Sector – Pre-Funding.

**Requisition List for Draw No. 26  
Northeast Sector  
Pre-Funding**

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 26 - Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 49  
The Villages of Lakewood Ranch South  
Pre-Funding - Landowner/County  
Construction Funding Agreement**

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 49 - The Villages of Lakewood Ranch South – Pre-Funding.

Ms. Ross provided updates on the Waterside Park and Splashpad noting that completion is expected early end of November / Early December.

**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**

Mr. Sealy provided updates on the Lakewood Ranch Southeast Project, noting that the Master Engineer's Report and Master Assessment Methodology Report are intended to be presented at either the December or January meeting.

**Manager's Report –** Ms. Carvalho stated the next meeting is scheduled for December 1<sup>st</sup>.

**Engineer's Report –** Mr. Kennedy noted that Staff has been working on updating the Capital Improvement Plan, Schedules, etc. for LWR Southeast, preliminary cashflow analysis, discussion about line of credit, etc. Mr. Engel stated that there are eight to ten projects for the Capital Improvement Plan for LWR Southeast, the process of advertising and pulling together documents have started and it is expected to bring the first project to the Board for consideration in February and continuing every month after that.

**Executive Director's Report –**

**Executed Documents**

Ms. Ross noted that the District received a reimbursement from FEMA for hurricane Ian in the amount of \$133,000 for signs replacement. Staff is still waiting to hear back regarding debris removal, however, it is uncertain if there will be any reimbursement as certain documentation is missing.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**NINTH 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 November 3, 2023 meeting.

  
Secretary/Assistant Secretary

  
Executive Director