

LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

July 11, 2025, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Tony Chiofalo	Vice-Chair / Assistant Secretary
John Gleeson	Assistant Secretary
Glenda Robertson	Assistant Secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Jennifer Glasgow	PFM Group Consulting LLC	(by phone)
Gazmin Kerr	PFM Group Consulting LCC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	(by phone)
Jonathan Johnson	Kutak Rock	
Anne Ross	LWRSD	
Heather Ross	LWRSD	
Scott Almand	LWRSD	
Misty Taylor	MBO	(by phone)
Brett Sealy	MBS	(by phone)
Sete Zare	MBA	(by phone)
Bob Simons	LWR Development	
Tracy Caridi	LWR Development	
Laura Cole	SMR	
Sanjay Dasnidar	SMR Intern	
Rob Engel	Stantec	
Keith Litzell	Stantec	
Scott Schuhle	US Bank	(by phone)
Dominique Rosario	CDM Smith	(by phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order and proceeded with the roll. 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
 - June 13, 2025 Board of Supervisors Meeting
- ii. Second Amendment to Agreement between the District and VGlobalTech for Website services

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, 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 Calusa Project, Series 2025
Special Assessment Revenue Bonds**

A. Other Matters *(provided under
separate cover)*

Deferred

FOURTH ORDER OF BUSINESS

**Consideration of Financing Matters
Relative to the Saddlestone (Taylor Ranch)
Project, Series 2025 Special Assessment
Revenue Bonds**

A. Other Matters *(provided under
separate cover)*

Deferred

FIFTH ORDER OF BUSINESS

**Consideration of Financing Matters
Relative to the LWR Southeast Project,
Series 2025 Special Assessment Revenue
Bonds**

A. Other Matters *(provided under
separate cover)*

Deferred to August meeting.

SIXTH ORDER OF BUSINESS

Financial Matters

Draw Requests

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 19
LRSD Taylor Ranch
Series 2023 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 19 – LRSD Taylor Ranch, Series 2023 Bond.

**Requisition List for Draw No. 7
LRSD Taylor Ranch
Landowner Construction Funding
Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 7 – LRSD Taylor Ranch, Landowner Construction Funding Agreement.

**Requisition List for Draw No. 4
Star Farms Project
Series 2024 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 4 – Star Farms Project, Series 2024 Bond.

**Requisition List for Draw No. 8
Lakewood Ranch Southeast
Pre-Funding - Landowner Construction
Funding Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 8 – Lakewood Ranch Southeast – Landowner Funding.

**Requisition List for Draw No. 7
Bourneside Blvd & Masters Ave
Roundabout
Landowner Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 7 – Bourneside Blvd & Masters Ave Roundabout – Landowner Funding.

**Requisition List for Draw No. 87
Lakewood Centre and NW Sector
Landowner Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 87 – Lakewood Centre and NW Sector – Landowner Funding.

**Requisition List for Draw No. 46
Northeast Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 46 - 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 – No specific report. Financing matters relative to bonds expected for the August meeting. As Committee weeks gear up in September for the 2026 Session starting in January, Staff will begin to monitor a number of bills not yet passed.

Manager's Report – Ms. Gaarlandt noted for the record that Ms. Robertson has joined the meeting and reminded the Board that the August meeting is scheduled for the 8th.

Engineer's Report

**GIS Services Work Order
CDM Smith
LWRSD and BRU – Project Management &
Quality Control; Strategic Planning; On-Call
GIS Services; LWRSD Irrigation Full-
System Data Collection; BRU Irrigation As-
Built and Data Reconciliation; Storm Water
Database Development and Data
Collection; Asset Management
Implementation Assistance & GIS
Integration Support; Develop and Adopt
GIS Policies, Procedures, & SOPs**

Mr. Ross presented the work order following the RFQ awarding the contract to CDM Smith. The funding for the associated cost of \$682,470.00 is provided for in the current budgets of the Operations and BRU Departments.

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved GIS Services Work Order, CDM Smith.

**DPO back up for Materials Purchased for
Frederick Derr
Corr & Main
LWRSE Bourneside Boulevard Phase 1**

Mr. Engel presented the change order in the amount of \$1,807,771.65.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved DPO Back Up for Materials Purchased, Core & Main.

**Change Order No. 2
Frederick Derr & Company Inc.
Bourneside Ph 1
Deductive Change Order for materials
purchased by Core & Main**

Mr. Engel presented the deductive change order in the amount of \$1,934,315.67, which includes the sales tax savings of approximately \$126,000.

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 2, Frederick Derr & Company Inc.

**Implementation Work Order
RESPEC
BRU Data Migration & Software**

Ms. Ross presented the work order in the amount of \$110,000 plus additional annual software cost.

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Implementation Work Order, RESPEC.

Executive Director's Report

Executed Documents

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Audience Comments

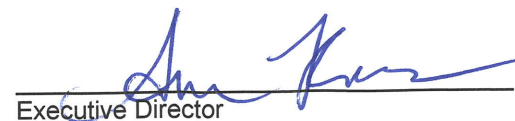
There were no supervisors requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gleeson, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the July 11, 2025 meeting.


Secretary/Assistant Secretary


Executive Director