

LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

November 7, 2025, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Tony Chiofalo	Vice-Chair / Assistant Secretary
John Gleeson	Assistant Secretary
Tryn Stimart	Board Member
Bob Hanbury	Assistant Secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Gazmin Kerr	PFM Group Consulting LLC	(by phone)
Jennifer Glasgow	PFM Group Consulting LLC	(by phone)
Brent Wilder	PFM Financial Advisors	
Jonathan Johnson	Kutak Rock	(by phone)
Anne Ross	LWRSD	
Heather Ross	LWRSD	
Scott Almand	LWR	
Misty Taylor	MBO	(by phone)
Brett Sealy	MBS	
Sete Zare	MBS	(by phone)
Bob Simons	LWR Development	
Tracy Caridi	LWR Development	
Rob Engel	Stantec	
Keith Litzell	Stantec	(by phone)
Scott Schuhle	US Bank	(by phone)
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. The members in attendance are as outlined above.

Public Comments

There were no public comments.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Resolution 2026-03, Election of Officers

Ms. Gaarlandt noted the Board could opt to keep the current slate of officers with Mr. Stimart replacing Ms. Robertson as Assistant Secretary.

MOTION by Mr. Hanbury, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2026-03, Keeping the current slate of officers with Mr. Stimart replacing Ms. Robertson as Assistant Secretary.
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THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Jensen presented the consent agenda:

- i. Minutes
 - October 10, 2025 Board of Supervisors Meeting
- ii. FY25 Goals & Objectives Report
- iii. Arbitrage Rebate Reports
 - Special Assessment Revenue Bonds, Series 2020 (Azario Project)
 - Special Assessment Revenue Bonds Series 2020 (Lorraine Lakes Project)
 - Special Assessment Revenue Bonds Series 2020 (Northeast Sector Project)
- iv. Project Completion and Assessment Finalization Resolution
 - 2026-04, Lakewood Ranch Stewardship District Special Assessment Revenue Bonds, Series 2019 (Northeast Sector Project – Phase 2A)
- v. Engineer's Report
 - Geotechnical Services Proposal Universal Engineering Services (UES)
SR-64 & Bourneside Blvd Roundabout
 - Landscape Proposal
Cepra Landscape
Bourneside Blvd Del Webb Catalina
 - Change Order No. 154 Under Specific Authorization No. 141
Stantec
Taylor Ranch BRU Lake Driveway/ Reclaim Main Extension
 - Change Order No. 2
Ryangolf Corporation
Bourneside Phase 2 – SE
Combine multiple Lake Excavation pay items into one pay item
 - Change Order No. 1
Frederick Derr & Company Inc.
SR-64 & Uihlein Road
Road Work -asphalt striping removal, milling and paving
 - Change Order No. 2
Frederick Derr & Company Inc.
SR-64 & Uihlein Road
Adjusted items for storm sewer from revised plans; Labor and equipment cost adjustment; FDOT required paint for all striping

- **Change Order No. 2**
Frederick Derr & Company Inc.
LWR Parcel J Lift Station
Electrician trenched and
installed add. Conduit and wire
for PRECO location; Concrete
pour for PRECO transformer
pad
- **Change Order No. 2**
Frederick Derr & Company Inc.
Blue Lake Road
Blue Lake Road Park – Silt
fence; Bahia Sod; 10' concrete
sidewalk; Hydro seen open fill
areas; repair washouts on Lake
slopes
- **Change Order No. 13**
Frederick Derr & Company Inc.
Rangeland Parkway Extension
Strip and Dress originally
seeded area with bahia sod;
remove and replace broke
sidewalk and curb
- **Change Order No. 15**
Frederick Derr & Company Inc.
44th Avenue East Phase VI
Repair of area after well
installation; Sodding originally
seeded areas as per SMR
request; Curb and sidewalk
repair
- **Change Order No.1**
C&M Road Builders
Bourneside Widening – SR-70 to
University & Masters Ave
Roundabout Project
Corrective Change Order to
Rectify contract amount typo in
executed contract, correcting
amount from \$4,897,663.35 to
\$7,186,459.10
- **Estimated Cost for Materials
Testing and Inspection Services**
Driggers Engineering Services,
Inc.
Toll Brothers Connector Road

On MOTION by Mr. Chiofalo, seconded by Mr. Stimart, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the items on the consent agenda.

FOURTH ORDER OF BUSINESS

Business Matters

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

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

Tabled

FIFTH ORDER OF BUSINESS

Consideration of Contract Recommendation for LWRSE University Parkway Widening Project (Lorraine Road to Bourneside BLVD)

A. Award Recommendation Letter and Bid Tabulation

B. Resolution 2026-05, Award of Contract

Mr. Engel provided details recommending awarding the contract to C&M Road Builders for the total bid amount of \$12,983,409.80, which is below the estimated CIP amount.

On MOTION by Mr. Gleeson, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2026-05, Award of Contract to C&M Road Builders in the amount of \$12,983,409.80.

SIXTH ORDER OF BUSINESS

Consideration of University & Lorraine Traffic Signal Improvements Design Proposal, Traffic Management Solutions (TMS)

Ms. Ross provided details of the proposal in the amount of \$137,500.00. Mr. Jensen noted that there will be some County participation as well.

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 University & Lorraine Traffic Signal Improvement Design Proposal, Traffic Management Solutions (TMS).

SEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests

Mr. Almand presented for the Board's Consideration:

Requisition List for Draw No. 2 Palm Grove Series 2024 Bond

Mr. Engel confirmed that the infrastructure will be turned over to the County. Mr. Johnson noted that the acquisition agreement associated with the bonds includes provisions that should there be a delay in acceptance by the County resulting in any increased costs for the District those cost has to be paid by the Developer.

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 2 – Palm Grove – Series 2024 Bond.

Requisition List for Draw No. 4 Lakewood Ranch Southeast Series 2025 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 – Lakewood Ranch Southeast – Series 2025 Bond.

Requisition List for Draw No. 13 SMR 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. 13 – SMR Taylor Ranch – Landowner Construction Funding Agreement.

**Requisition List for Draw No. 90
Lakewood Centre and NW Sector
Landowner Construction Funding
Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 90 – lakewood Centre and NW Sector – Landowner Construction Funding Agreement.

**Requisition List for Draw No. 69
Villages of Lakewood Ranch South
Landowner/County 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. 69 –Villages of Lakewood Ranch South, Landowner/County Construction Funding Agreement.

**Requisition List for Draw No. 50
Northeast Sector
Landowner Construction Funding
Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 50 - Northeast Sector – Landowner Construction Funding Agreement.

EIGHTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

NINTH ORDER OF BUSINESS

Staff Reports

Attorney's Report – Mr. Johnson provided updates on possible legislative changes. Mr. Johnson suggested that Mr. Jensen emphasizes to the representative the District's value to the communities.

Manager's Report – No Report.

Engineer's Report

**Change Order No. 2 & Material Purchase
Agreement
C&M Road Builders
Bourneside Blvd and Masters Ave
Roundabout
Deductive Change Order for STAlne
Waterworks, Inc. materials purchased by
Owners**

Mr. Engel presented the deductive change order in the amount of \$1,445,450.56 and direct purchase agreement with over \$81,000 in tax savings.

On MOTION by Mr. Hanbury, seconded by Mr. Stimart, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No.2 & Material Purchase Agreement.

**Change Order No. 4
Frederick Derr & Company Inc.
Bourneside Ph 1 - SE
Return Water main valve and return line;
Potable water testing and fittings; Water
main blowoff**

Mr. Engel provided details of the change order in the amount of \$688,852.00.

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

**Change Order No. 5 & Core & Main
Agreement with LWRSD
Frederick Derr & Company Inc.
Bourneside Ph 1 - SE
Deductive Change Order for materials
purchased by Core & Main**

Mr. Engel presented the deductive Change Order in the amount of \$195,267.12 with tax savings for the District exceeding \$11,100.03.

On MOTION by Mr. Gleeson, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 5 & Core & Main Agreement with LWRSD, Frederick Derr & Company Inc..

**Irrigation Proposal
Irrigation Design Associates, Inc. (IDA)
Bourneside Blvd – SR 70 to Solera**

Mr. Engel presented the IDA irrigation proposal in the amount of \$339,914.00.

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Irrigation Proposal, Irrigation Design Associates, Inc. (IDA).

**Landscape Proposal
Altec Lakes
Bourneside Blvd – SR 70 to Solera**

Mr. Engel presented the Altec Lakes landscape proposal in the amount of \$380,763.40.

On MOTION by Mr. Chiofalo, seconded by Mr. Stimart, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Landscape Proposal, Altec Lakes.

Executive Director's Report

Ms. Ross expressed her appreciation for Ms. Caridi's assistance with the extensive paperwork related to direct purchase orders.

TENTH ORDER OF BUSINESS

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

There were no audience comments.

TWELFTH ORDER OF BUSINESS

Executed Documents

Supervisor Requests

Audience Comments

Adjournment

On MOTION by Mr. Gleeson, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the November 7, 2025 meeting.


Secretary/Assistant Secretary


Executive Director