

# 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

January 9, 2026, 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 (by phone)
Kevin Plenzler	PFM Financial Advisors (by phone)
Jonathan Johnson	Kutak Rock
Anne Ross	LWRSD
Heather Ross	LWRSD
Scott Almand	LWR
Misty Taylor	BMO
Sete Zare	MBS
Bob Simons	LWR Development
Tracy Caridi	LWR Development
Rob Engel	Stantec
Keith Litzell	Stantec
Suzanne Henke	Public
Asrael Arteaga	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

#### Consent Agenda

Mr. Jensen presented the consent agenda:

- i. Minutes
  - December 5, 2025 Board of Supervisors Meeting
- ii. Agreements between the District and Cepra Landscape, LLC for Landscape Maintenance Services:
  - 1. 44<sup>th</sup> Ave (Lorraine to Uihlein)

- 2. 44<sup>th</sup> Ave (Uihlein to Bourneside)
- 3. Academic & Lighterwood Trail
- 4. Bourneside East (Masters to University)
- 5. Bourneside Taylor (SR 64 to Calusa Country Club)
- 6. Rangeland (Lorraine to Uihlein)
- 7. Rangeland (Uihlein to Bourneside)
- 8. Rangeland Taylor (Bourneside to District Boundary)
- 9. Uihlein Road
- 10. Waterside Park
- 11. 44<sup>th</sup> Ave Taylor (Bourneside to District Boundary)
- iii. Memorandum Regarding Doug Manson, PA Services
- iv. Engineer's Report
  - Change Order No. 3  
Garney Construction Inc.  
Lorraine Road Utilities  
Founders Club Fence  
replacement
  - Change Order No. 19  
RIPA & Associates, LLC  
Bourneside Blvd Widening w/3  
Roundabouts/ Reclaimed WM &  
Booster Pump Station  
Repair to curb and sidewalk  
damaged by landscapers and  
credit given to SMR for sod and  
seed and mulch
  - Change Order No. 16  
Frederick Derr & Company, Inc.  
Taylor Ranch E Landscape  
Buffer Project, 44<sup>th</sup> Avenue East  
Phase VI  
Deductive CO from Permacast –  
removing painting berm wall  
from scope

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.

### THIRD 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 to the March meeting.

### FOURTH ORDER OF BUSINESS

### Consideration of Contract Recommendation for Shellstone Trail Project

- A. Award Recommendation Letter and Bid Tabulation

## **B. Resolution 2026-06, Award of Contract**

Mr. Engel provided details recommending awarding the contract to Woodruff & Sons for the total bid amount of \$1,973,492.63, within budget. Funds for the project are available in the budget. Mr. Engel noted a typo on the tabulation sheet referencing a previous project.

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2026-06, Award of Contract to Woodruff & Sons in the amount of \$1, 973,492.63.

### **FIFTH ORDER OF BUSINESS**

### **Financial Matters**

#### **Draw Requests**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 15**  
**SMR Taylor Ranch**  
**Landowner Construction Funding**  
**Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Stimart, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 15 – SMR Taylor Ranch – Landowner Construction Funding Agreement.

**List for Draw No. 6**  
**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. 6 – Lakewood Ranch Southeast – Series 2025 Bond.

**Requisition List for Draw No. 71**  
**Villages of Lakewood Ranch South**  
**Landowner/County Construction Funding**  
**Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Stimart, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 71 –Villages of Lakewood Ranch South, Landowner/County Construction Funding Agreement.

**Requisition List for Draw No. 51**  
**Northeast Sector**  
**Landowner Construction Funding**  
**Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Stimart, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 51 – Northeast Sector – Landowner Construction Funding Agreement.

### **SIXTH ORDER OF BUSINESS**

### **Compilation Report**

There were no comments to the financial statements.

### **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **Attorney's Report**

**Update on Headquarters Bond Validation**

**Legislative Update**

Mr. Johnson noted that the legislative session will start next week and the Capitol Conversations news letter will be distributed on a regular basis. Counsel continues to monitor bills, particularly the sovereign immunity bill increasing limits. Another bill filed provides for the ability for certain special districts to recall elected board members elected by qualified electorate, only applies to community development districts. A big issue being monitored is property tax reform and whether proposed legislation would impact the Stewardship District's ability to collect assessment via the uniform method. Presently none of the bills filed would adversely impact the District's ability to continue collecting assessment via the uniform method.

Mr. Johnson handed out a break-down provided by Staff of the previously approved estimated cost of not-to-exceed \$15,000,000 for the District's Headquarter Facilities to be included in the joint stipulation and asked for the Board's approval of the break-down as a conceptual plan with the understanding that changes can be made within the categories.

Ms. Ross noted that she and Mr. Simons compared cost of similar projects for the cost estimate break-down. Mr. Johnson stated that this bond validation is an additional category to the original bond validation and there is no legal mechanism or obligation to reduce the existing categories as long as the overall cap is not exceeded.

On MOTION by Mr. Stimart, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the inclusion of the estimated cost break-down as a conceptual plan in the joint stipulation.

#### **Manager's Report – No Report**

#### **Engineer's Report**

**Change Order No. 1**  
**E.T. MacKenzie**  
**LWR Southeast Off-site Utilities**  
**Owner Direct Material Purchase contract**  
**with Core & Main**

Mr. Engel provided details of the deductive change order in the amount of \$3,982,649.37 / owner direct purchase agreement, saving \$225,432.98 in taxes.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, E.T. MacKenzie.

**Change Order No. 4**  
**Garney Construction Inc.**  
**Lorraine Road Utilities**  
**USACE Permit restriction impacts – 24**  
**days added**

Mr. Engel noted presented the Change Order in the amount of \$398,593.45.

On MOTION by Mr. Hanbury, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 4, Garney Construction Inc.

#### **Executive Director's Report**

#### **Executed Documents**

Mr. Ross provided updates on the Fruitville PDNE study being conducted on behalf of Sarasota County. The RFQ will be advertised on January 12<sup>th</sup> with responses due by February 12<sup>th</sup> and presented to the Board at the March meeting. Mr. Jensen provided background information for the project.

Ms. Ross noted that of the almost \$1,600,000 reimbursement requested from FEMA for Hurricane Milton over 5 categories, payment for 3 of those categories in the amount of \$170,424.58 was received.

#### **EIGHTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Mr. Gleeson complimented the team that put together the Lakewood Ranch book.

#### **NINTH ORDER OF BUSINESS**

#### **Audience Comments**

Ms. Henke inquired about plans for replacing a stand of trees in the median strip on 44<sup>th</sup> Avenue that sustained wind damage due to Hurricane Milton and was removed. Additionally, grasses in the median are impacting the line of sight. Ms. Ross responded that replanting from the storm is ongoing and will reach out to Ms. Henke for the exact location. Mr. Jensen asked that the line-of-sight issue be looked into, as well.

Mr. Arteaga introduced himself as the newly elected HOA board president for Savannah at Lakewood Ranch. Mr. Jensen offered to meet with Mr. Arteaga.

**TENTH ORDER OF BUSINESS Adjournment**

On MOTION by Mr. Gleeson, seconded by Mr. Stimart, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the January 9, 2026 meeting.

  
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Lee Gendt  
Secretary/Assistant Secretary

  
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Amy Ross  
Executive Director