

LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

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. 44th Ave (Lorraine to Uihlein)

2. 44th 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. 44th 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, 44th 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 12th with responses due by February 12th 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 44th 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.



Secretary/Assistant Secretary



Executive Director