

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

January 8, 2021, 9:12 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Tony Chiofalo	Vice-Chair/Assistant Secretary
Scott Almand	Treasurer/Assistant Secretary
Ed Hunzeker	Assistant Secretary
Jim Schier	Assistant Secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Christina Hanna	PFM Group Consulting LLC	(by phone)
Brent Wilder	PFM Financial Advisors, LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors, LLC	(by phone)
Jonathan Johnson	Hopping Green & Sams	(by phone)
Misty Taylor	BMO	(by phone)
Brett Sealy	MBS	(by phone)
Scott Schuhle	US Bank	(by phone)
Rob Engel	Stantec	(by phone)
Bob Simons	SMR	(by phone)
Roger Aman	SMR	(by phone)
Debbie Byerly	SMR	
Tony Perez	Bloomings Landscape & Turf Management	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order and proceeded with the roll call. The members in attendance are as outlined above.

There were no public comments.

SECOND ORDER OF BUSINESS

Consent Agenda

- i. Minutes
 - December 4, 2020 Board of Supervisors Meeting

Mr. Jensen presented to Minutes from the previous meeting.

On MOTION by Mr. Hunzeker, seconded by Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Minutes of the December 4, 2020 Board of Supervisors Meeting.

- ii. Resolution 2021-15, Ratifying the Sale of the Series 2020 NE Sector Phase 2C Bonds
- iii. Third Amended and Restated Disclosure of Public Financing (Azario Project)
- iv. Engineer's Report
 - Change Order No. 92 Under Specific Authorization No. 97
Stantec

Northeast Sector Roadways Legal Description Coordination Services Project

- **Change Order No. 3**
Frederick Derr & Company, Inc.
Academic Ave. & Lighterwood Trail
Roadway Improvements
Deduct to correct unidentified
Change Order No. 3 dated 12/2/2020
- **Change Order No. 2**
Woodruff & Sons, Inc.
White Eagle Blvd., Phase V
Modify IBT Manholes: Raise MHs
installed by others to revised plan
grades. Includes new precast riser
sections, filling low areas, grading
to match existing slopes and bahia
sod
- **Change Order No. 1**
SMR Farms, LLC
44th Ave E: Uihlein to Bourneside
Final change order to close out
contract
Increase in contract scope
- **Change Order No. 1**
SMR Farms, LLC
Bourneside North PH II
Reduction of total plant material in
the amount of 21 Southern
Magnolias, 20 Slash Pine, 42 Live
oaks, 15 Sabal Plams, 830 Muhly
grass, 200 Silver Paw Palmetto, 199
Fakahatchee grass, 85 Coontie
palm, 139cy pine bark mulch,
123,120sf Bahia

On MOTION by Mr. Chiofalo, seconded by Almand, 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 Sweetwater Project, Series 2021
Bonds**

- A. Consideration of Financing Team
Funding Agreement**
- B. Consideration of Consulting
Engineering Agreement with WRA
Engineering, LLC**
- C. Other Matters (provided under
separate cover)**

Mr. Sealy noted that preliminary discussions had taken place with M/I Homes regarding a potential bond issuance for the Sweetwater Project in the summer.

Mr. Johnson presented the Financing Team Funding Agreement.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Financing Team Funding Agreement in Substantial Form and authorized the Chairman to execute..

Mr. Johnson presented the Consulting Engineering Agreement similar in form to previous agreements.
Mr. Jensen requested that Staff meet with WRA Engineering for clarification of the financing details.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Consulting Engineering Agreement in Substantial Form and authorized the Chairman to execute.

There were no other matters to consider at this time.

FOURTH ORDER OF BUSINESS

Consideration of Agreement between the District and Cepra Landscape LLC for Landscape Installation Services and Materials (Academic Avenue & Lighterwood Trail Project)

Mr. Simons presented the agreement for the total amount of \$118,453.71.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement with Cepra Landscape LLC.

FIFTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 39
Del Webb
Series 2017 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 39 for Del Webb.

**Requisition List for Draw No. 39
Lakewood Centre & NW Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 39 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 25
Lakewood Centre & NW Sector
Series 2018 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 25 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 18
Lakewood Centre North
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 18, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 12
Lakewood National and Polo Run Project
Series 2017 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 12 for Lakewood National and Polo Run Project.

**Requisition List for Draw No. 3
Northeast Sector Phase 2B
Series 2020 Bond**

This requisition closes out the Construction Fund.

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 3 for Northeast Sector Phase 2B.

**Requisition List for Draw No. 1
Northeast Sector Phase 2C
Series 2020 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 1 for Northeast Sector Phase 2C.

**Requisition List for Draw No. 13
The Villages of Lakewood Ranch South
Pre-Funding - Landowner/County
Construction Funding Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Construction Funding and approved payment of Requisition List No. 13 for The Villages of Lakewood Ranch South.

Mr. Simons and Mr. Engel provided updates on the Blue Lake Road and Pope Road Projects.

SIXTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

SEVENTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No Report

Attorney's Report – No Report

Engineer's Report – Mr. Engel presented for the Board's approval:

**Change Order No. 9
Ryngolf Corporation
Uihlein Road phase 3 with Sr064 FDOT
Turn Lanes
Design changes: RCP, MES, Junction Box,
Headwall, Milling, Pavement, Road Base,
Striping, and Signage**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 9, Ryngolf Corporation.

**Change Order No. 1
SMR Farms, LLC
Pine Warbler**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, SMR Farms, LLC.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Jensen asked for a motion to adjourn the meeting.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the January 8, 2021 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson