

# LAKWOOD RANCH STEWARDSHIP DISTRICT

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

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## Minutes - Board of Supervisor's Meeting – by Telephonic Conferencing

October 2, 2020, 9:00 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:

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

## 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 of the September 4, 2020 Board of Supervisors Meeting**
- ii. **Resolution 2021-01, Ratifying the Sale of the Taxable Series 2020 Refinancing Bonds, Lakewood Centre and NW Sector**
- iii. **Third Amended and Restated Supplemental Disclosure of Public Financing (Lakewood Centre and NW Sector Project)**
- iv. **Resolution 2021-02, Ratifying the Sale of the Taxable Series 2020 Bonds, Azario Project**
- v. **Disclosure of Public Financing (Lorraine Lakes Project)**
- vi. **Engineer's Report**

- **Change Order No. 88 Under Specific Authorization No. 109**  
**Stantec**  
**Waterside East-West Roadway Project**
- **Change Order No. 1**  
**Frederick Derr & Company, Inc.**  
**Lakewood Centre CORE Phase 2 and SR-70 Turn Lanes 3**  
**Deduction for Materials Purchase & Sales Tax**
- **Change Order No. 6**  
**Ryngolf Corporation**  
**Uihlein Road Phase 3 with SR-64 FDOT Turn Lanes**  
**Remove, relocate and reinstall Control Structure 25**
- **Change Order No. 7**  
**Ryngolf Corporation**  
**Uihlein Road Phase 3 with SR-64 FDOT Turn Lanes**  
**Conduit, furnish & install open trench, directional bore; pull & splice box; lighting conductors, light pole**
- **Change Order No. 17**  
**E.T MacKenzie of Florida,, Inc.**  
**44<sup>th</sup> Avenue East Phase V**  
**Credit 8" Concrete Sidewalk. Milled & Overlay and 4' Concrete Traffic Separator (these items were billed at 100% in original bid, credited 100% in CO-2 and again shown as credit in CO-6)**

Mr. Chiofalo presented the consent agenda.

On MOTION by Mr. Schier, seconded by Jensen, 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**

**Administrative Matters**

**Consideration of Board Seat Adjustments**

Mr. Johnson noted that the District had reached the population threshold to transition the first seat over to a qualified elector, however, no qualified elector has registered to run for that seat so the Board is in the position to declare that seat vacant and appoint a qualified elector. Mr. Hunzeker is a qualified elector and has already served on the Board for quite a while, so it is just be a matter of adjusting Mr. Hunzeker's seat. Mr. Johnson asked that any action on the matter be tabled to the next meeting.

Mr. Hunzeker left the meeting.

**FOURTH ORDER OF BUSINESS**

**Business Matters**

**Consideration of Financing Matters  
Relative to the Northeast Sector Phase 2B  
Bonds**

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

Mr. Sealy provided an update noting that the bonds are scheduled to be priced on October 7<sup>th</sup> and requested that the meeting be continued to October 9<sup>th</sup> in order to allow for presentation of the documents with a tentative closing date of October 14<sup>th</sup>.

Mr. Johnson noted that the supplement assessment resolution would be presented at the October 9<sup>th</sup> meeting..

There were no other matters to consider.

**FIFTH ORDER OF BUSINESS**

**Consideration of Bid Award for Bourneside  
Boulevard South Phase II**

**A. Award Recommendation Letter and  
Bid Tabulation**  
**B. Resolution 2021-04, Award of  
Contract**

Mr. Johnson noted that this contract will be funded by the funding agreement previously authorized by the Board with the Toll Brothers. The Funding agreement has been executed and is in place and will provide the source of funding for the project until such time that bonds might be issued to fund the project in the Spring. The recommended bidder has ensured that they will hold their pricing through April 2021 in case the Notice to Proceed is not issued until closer to that date.

Mr. Engel presented the recommendation to award the contract for Bourneside Boulevard South Phase II to Frederick Derr & Co., Inc. for the total bid amount of \$3,695,582.90.

On MOTION by Mr. Jensen, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2021-04, Award of Contract.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreements with the  
District for Landscape and Irrigation  
Maintenance Services**

**A. Cebra Landscape, LLC – 44<sup>th</sup> Ave.  
E; Uihlein to Bourneside**  
**B. NDL LLC (Natural Designs  
Landscaping) – Pine Warbler Place**

Mr. Engel presented the Cebra Proposal in the amount of \$66,845.90.

On MOTION by Mr. Jensen, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Cebra Proposal for Landscape and Irrigation Maintenance Services.

Mr. Engel presented the NDL Proposal in the amount of \$7,557.60. Mr. Simons provided details.

On MOTION by Mr. Almand, seconded by Mr. Jensen, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the NDL Proposal for Landscape and Irrigation Maintenance Services.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement between the  
District and Irrigation Design Associates,  
Inc. for Irrigation Installation Services and  
Materials – Uihlein Rd. Ph III; 44<sup>th</sup> Ave to  
S.R. 64**

Mr. Engel presented the agreement with IDA. Total amount \$153,620.50.

On MOTION by Mr. Almand, seconded by Mr. Jensen, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Approved the agreement with Irrigation Design Associates, Inc.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Agreement between the District and SMR Farms, LLC for Landscape Installation Services and Materials – Uihlein Rd. Ph III; 44<sup>th</sup> Ave to S.R. 64**

Mr. Engel presented the agreement with SMR. Total amount \$272,077.00.

On MOTION by Mr. Jensen, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Approved the agreement with SMR.

**NINTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 1  
Azario Lakewood Ranch Project  
Series 2020 Bond**

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 1 for the Azario Lakewood Ranch Project.

**Requisition List for Draw No. 37  
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. 37 for Del Webb.

**Requisition List for Draw No. 1  
Indigo Expansion Area Project  
Series 2019 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. 1 for the Indigo Expansion Area Project.

**Requisition List for Draw No. 22  
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. 22 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 15  
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. 15, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 10  
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. 10 for Lakewood National and Polo Run Project.

**Requisition List for Draw No. 20  
Northeast Sector  
2017 Note**

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. 20 for Northeast Sector.

**Requisition List for Draw No. 10  
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. 10 for The Villages of Lakewood Ranch South.

**TENTH ORDER OF BUSINESS**

**Compilation Report**

No Comments

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** – Ms. Gaarlandt reminded the Board that the Landowners Election is scheduled for November 3. Only the Landowner(s) or Proxyholder(s) are required to attend. Mr. Johnson will coordinate the forms with Mr. Perka.

**Attorney's Report** – No Report

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

**Specific Authorization No. 119  
Stantec  
General District Engineering Services  
(Fiscal Year 2020-2021)**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 119, Stantec.

**Change Order No. 2  
Altec Lakes and Natural Areas, Inc.  
NE Sector Aquatic and Stormwater  
Management Maintenance Services  
Increase in Contract Scope**

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. 2, Altec Lakes and Natural Areas, Inc.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Chiofalo asked for a motion to continue 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 continue the meeting to October 9, 2020 at 9:00 a.m. at the current location.



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Secretary/Assistant Secretary



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Chairperson/Vice-Chairperson