

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

January 11, 2019, 9:00 a.m.

Present and constituting a quorum:

Rex Jensen	Board Member
Scott Almand	Board Member
Jim Schier	Board Member
Richard Bedford	Board Member

Also present were:

Hank Fishkind	Fishkind & Associates
Jonathan Johnson	HGS (by phone)
Misty Taylor	BMO
Brett Sealy	MBS
Sete Zare	MBS (by phone)
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Dan Perka	SMR
Louis Lawman	LWR Development
Deborah Byerly	SMR
Pat Neal	NEAL Communities
Scott Schule	US Bank (by phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

Dr. Fishkind administered the Oath of Office to Mr. Bedford, who was re-elected at the November 6th, 2018 Landowners Meeting.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the December 7, 2018 Board of Supervisors Meeting

Mr. Jensen presented the minutes from the previous meetings and asked if there were any questions or comments.

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the December 7, 2018 Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Business Matters

**Consideration of Resolution 2019-13,
Approving New District Management
and Financial Advisor Agreements and
Authorizing Assignment to PFM**

Dr. Fishkind noted that Fishkind and Associates has been sold to PFM, Public Financial Management, the largest financial advisory company in the U.S. Dr. Fishkind will continue to work for PFM for at least the next 3 years and will continue working with the District as well, and there will be no change to staffing, scope of work, or costs. Dr. Fishkind has worked with District Counsel to update the contract documents to reflect the PFM purchase.

Mr. Jensen called for a motion to approve resolution 2019-13.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-13, Approving New District Management and Financial Advisor Agreements and Authorizing Assignment to PFM.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-14,
Ratifying the Sale of the Northeast
Sector – Phase 1B Series 2018 Bonds**

Dr. Fishkind presented the resolution ratifying the actions authorized by the Board in connection with the Phase 1B Series 2018 Bonds.

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-14, Ratifying the Sale of the Northeast Sector – Phase 1B Series 2018 Bonds.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2019-15,
Ratifying the Sale of the Lakewood
Centre & NW Sector – Series 2018
Bonds**

Dr. Fishkind presented the resolution ratifying the actions authorized by the Board in connection with the Series 2018 Bonds.

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-15, Ratifying the Sale of the Lakewood Centre & NW Sector – Series 2018 Bonds.

SIXTH ORDER OF BUSINESS

**Consideration of Matters Relative to the Isles
at Lakewood Ranch Bond Issuance**

- A. Presentation of Supplemental Engineer's Report**
- B. Presentation of Supplemental Assessment Methodology Report**
- C. Consideration of Resolution 2019-16, Delegation Resolution**
 - **Twenty-first Supplemental Trust Indenture**
 - **Preliminary Limited Offering Memorandum**
 - **Bond Purchase Contract**
 - **Continuing Disclosure Agreement**

Mr. Engel noted that his office had reviewed the report prepared by Waldrop Engineering. Dr. Fishkind presented the Supplemental Assessment Methodology Report and confirmed that it is a fair assumption that the methodology allocates the benefits from the improvements in a fair and reasonable manner and that the benefits from making those improvement exceeds the burdens of the debt placed on the property via the assessments. Ms. Taylor provided details of the Delegation Resolution.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-16, Delegation Resolution.

SEVENTH ORDER OF BUSINESS

- Consideration of Bid Award for Rangeland Parkway at Lakewood Ranch West of Lorraine Road**
- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2019-17, Award of Contract**

Mr. Engel presented the recommendation to award the contract for Rangeland Parkway at Lakewood Ranch West of Lorraine Road to Woodruff & Sons, Inc. for the total bid amount of \$4,046,049.97. Mr. Simons noted for the record that the bid is within budget.

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-17, Award of Contract to Woodruff & Sons, Inc.

EIGHTH ORDER OF BUSINESS

- Consideration of Bid Award for Waterside Signage at Lorraine Road and University Parkway**
- A. Award Recommendation Letter and Bid Tabulation**

Mr. Lawman presented the recommendation to award the contract for Waterside Signage at Lorraine Road and University Parkway to The Rogers Group for the total bid amount of

\$128,084.03. Mr. Engel noted that the amount is below the bidding threshold. Mr. Simon noted for the record that the bid is within budget.

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved awarding the Contract for Waterside Signage to The Rogers Group.

NINTH ORDER OF BUSINESS

Consideration of Agreements Between the District and SMR Farms, LLC (Rangeland Pkwy., Uihlein Road to Bourneside Blvd. Project)

- A. Landscape Installation Services and Materials**
- B. Tree Installation Services and Materials**

Mr. Lawman presented the agreement with SMR Farms, LLC for landscape installation services for the total amount of \$98,547.10, which is below bidding threshold and within budget

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the agreement with SMR Farms, LLC for Landscape Installation Services.

Mr. Lawman presented the agreement with SMR Farms, LLC for landscape installation services for the total amount of \$113,860.00, which is below bidding threshold and within budget.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the agreement with SMR Farms, LLC for Tree Installation Services.

TENTH ORDER OF BUSINESS

Consideration of Agreement Between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials (Rangeland Pkwy., Uihlein Road to Bourneside Blvd. Project)

Mr. Lawman presented the agreement with Irrigation Design Associates, Inc. for irrigation installation services and materials for the total amount of \$178,835.00, which is below bidding threshold and within budget.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the agreement with Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials.

ELEVENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 17
Del Webb - Series 2017 A Bond**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 17, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 1
Lakewood Centre & NW Sector
Series 2018 Bond**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 1 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 48
Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 48 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 20
Lakewood Centre South
– Pre-Funding**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 20 for Lakewood Centre South.

**Requisition List No. 6
Northeast Sector Phase 1A
Series 2018 Bond**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 6 for Northeast Sector Phase 1A.

**Requisition List No. 2
Northeast Sector Phase 1B
Series 2018 Bond**

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

**Requisition List No. 43
The Villages of Lakewood Ranch South
– Pre-Funding**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Pre-Funding and approved payment of Requisition List No. 43 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 36
The Villages of Lakewood Ranch South
- Series 2016 A Bond**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 36 for The Villages of Lakewood Ranch South – Series 2016 A.

TWELFTH ORDER OF BUSINESS

Compilation Report

No Comments

THIRTEENTH ORDER OF BUSINESS

Staff Reports

Manager's Report -

**Consideration of Supplemental
Assessment Methodology Report, Del
Webb Project Area**

Dr. Fishkind presented the updated report with the changes to the land use plan adding a new unit type within the 42' category, reducing the assessments slightly.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the updated Supplemental Assessment Methodology Report, Del Webb Project Area.

Attorney's Report –

Mr. Johnson provided updates on the legislative boundary amendment. The amendments have been approved by Manatee County and Sarasota County and will be presented to the Manatee County legislative delegation at the end of the month. Published notices, as well as legal descriptions and the economic impact statements are being worked on as well.

Engineer's Report –

Mr. Engel presented for the Board's approval:

**Change Order No. 64 under Specific
Authorization No. 81**

Stantec

**Northeast Sector Transportation
Impact Analysis**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 64 under Specific Authorization No. 81, Stantec.

**Change Order No. 65 under Specific
Authorization No. 81**

Stantec

**Northeast Sector Transportation
Impact Analysis**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 65 under Specific Authorization No. 81, Stantec.

**Change Order No. 66 under Specific
Authorization No. 97**

Stantec

**Northeast Sector Roadways Legal
Description Coordination Services
Project**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 66 under Specific Authorization No. 97, Stantec.

Specific Authorization No. 85

Stantec

**Services Associated with the
Lakewood Ranch Stewardship
District**

**Traffic Signal Design – 44th Avenue
East at White Eagle Boulevard**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 85, Stantec.

Specific Authorization No. 86

Stantec

**Services Associated with the
Lakewood Ranch Stewardship
District**

**Traffic Signal Design – 44th Malachite
Drive at White Eagle Boulevard**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 86, Stantec.

**Reimbursement Agreement Between
the District and Manatee County for
Traffic Signal Design and
Construction**

Mr. Jensen noted for the record that it had been brought to his attention that some County Commissioners are challenging this agreement and to the degree that the agreement is not

immediately executed by the County no work is to be undertaken until the agreement is executed by the County.

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Reimbursement Agreement between the District and Manatee County for Traffic Signal Design and Construction.

Mr. Lawman presented for the Board's Approval:

**Change Order No. 1
Truscapes Industries Inc.
Uihlein Road (Lakewood National
Entrance to 44th Ave)
Increase in Contract Scope -
Additional Landscape Maintenance
Services Required**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Truscapes Industries, Inc.

**Change Order No. 1
Altec Lakes and Natural Areas, Inc.
Silver Falls Ph. II
Additional Landscape Maintenance
Services Required**

On MOTION by Mr. Almand, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Altec Lakes and Natural Areas, Inc.

Mr. Engel presented for the Board's approval:

**Change Order No. 2
RIPA & Associates, LLC
44th Ave East Phase V
Plan Changes and Delays due to
USACE Permitting**

Mr. Simons provided details.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 2, E.T. MacKenzie of Florida, Inc.

**Change Order No. 3
E.T. MacKenzie of Florida, Inc.
44th Ave East Phase V
Direct Material Purchase Deduction**

Mr. Aman provided details.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 3, E.T. MacKenzie of Florida, Inc.

**Change Order No. 9
Ryangolf Corporation
Uihlein Rd & Rangeland Pkwy
Improvement
1A for Uihlein Rd. – F-Curb
Remove/Replace at 2 Entrances, Install
by Hand at 2 Entrances not Previously
Installed, Regrading & Base Work**

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

**Change Order No. 9-Final
QGS Development, Inc.
44th Avenue East Phase III
Material PO 12 Ferguson
(\$13,223.58)
Material PO 11 SMR Aggregates
(29,757.27)
Sales Tax Credits (\$2,578.85)
Final Quantify Adjustments
(320,987.60)**

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 9-Final, QGS Development, Inc.

**Change Order No. 11-Final
Woodruff & Sons, Inc.
Villages of Lakewood Ranch –
Lorraine Road (Turn Lane
@Fruitville Road)
Final Overages / Extras to the County
Required Turn Lane at Lorraine Road**

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 11-Final, Woodruff & Sons, Inc.

**Work Authorization – UES Proposal
1130.1018.00052
Universal Engineering Sciences, Inc.
Lakewood Ranch Boulevard
(Fruitville Rd to South Village)
GEO – Pile Monitoring**

Mr. Simons provided details and answered questions regarding the timing.

On MOTION by Mr. Almand, seconded by Mr. Bedford with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Work Authorization – UES Proposal 1130.1018.00052, Universal Engineering Sciences, Inc.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

Dr. Fishkind corrected for the record that the previously discussed Supplemental Assessment Methodology Report for Del Webb Project Area was included in the agenda packet under tab 12.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the January 11, 2019 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson