

LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

October 12, 2018, 9:00 a.m.

Present and constituting a quorum:

Tony Chiofalo	Board Member
Jim Schier	Board Member
Scott Almand	Board Member
Richard Bedford	Board Member

Also present were:

Hank Fishkind	Fishkind & Associates
Jonathan Johnson	HGS (by phone)
Misty Taylor	BMO
Herb Boatner	BMO (by phone)
Sete Zare	BMO (by phone)
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Dan Perka	SMR
Deborah Byerly	SMR
Pat Neal	NEAL Communities
Maryann Grgic	KeyPoint Communication

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.

SECOND ORDER OF BUSINESS

Administrative Matters

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

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

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

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters Relative to the Isles of Lakewood Ranch Project

A. Public Hearing on the Imposition of Special Assessments

- **Public Comments and Testimony**
- **Board Comments**

B. Consideration of Resolution 2019-01, Levying Master Special Assessments

Dr. Fishkind noted that the public hearing had been duly noticed.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the Public Hearing.

There were no public comments.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District closed the Public Hearing.

Mr. Kennedy and Dr. Fishkind confirmed that there had been no changes to the Engineer's report or Methodology report previously presented to the Board. Dr. Fishkind also confirmed that in his professional opinion the assessments are fairly reasonably allocated among the properties burdened by the assessments and that the benefits of the improvements exceed the burden of the proposed assessments.

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-01, Levying Master Special Assessments.

FOURTH ORDER OF BUSINESS

Consideration of IBA Supplement to MBS Investment Banking Agreement (NE Sector – Phase 1B; NE Sector – Crosswind Project; Northwest Sector/Lakewood Centre)

Mr. Sealy reviewed the update to the MBS Investment Banking Agreement. The timing of the Toll Brothers Project was discussed.

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 IBA Supplement for the NE Sector – Phase 1B; the NE Sector – Crosswind Project; and the Northwest Sector/Lakewood Centre.

FIFTH ORDER OF BUSINESS

**Consideration of Bid Award for
Waterside Place Boulevard and
Waterside Place Park Earthwork**

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2019-02, Award of Contract**

Mr. Engel presented the recommendation to award the contract for Waterside Place Boulevard and Waterside Place Park Earthwork to Woodruff & Sons, Inc. for the total bid amount of \$981,633.29.

On MOTION by Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-02, awarding the contract for Waterside Place Boulevard and Waterside Place Park Earthwork to Woodruff & Sons, Inc.

SIXTH ORDER OF BUSINESS

**Consideration of Bid Award for
Waterside East/West Transmission
Mains**

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2019-03, Award of Contract**

Mr. Engel presented the recommendation to award the contract for Waterside East/West Transmission Mains to E.T. MacKenzie of Florida, Inc. for the total bid amount of \$3,979,364.75.

On MOTION by Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-03, awarding the contract for the Waterside East/West Transmission Mains to E.T. MacKenzie of Florida, Inc.

SEVENTH ORDER OF BUSINESS

**Consideration of Bid Award for White
Eagle Boulevard, Phase V at Lakewood
Ranch**

- A. Award Recommendation Letter and Bid Tabulation**

Mr. Engel presented the recommendation to award the contract for White Eagle Boulevard, Phase V at Lakewood Ranch to Woodruff & Sons, Inc. for the total bid amount of \$309,533.46, which is below the threshold.

On MOTION by Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved awarding the contract for White Eagle Boulevard, Phase V at Lakewood Ranch to Woodruff & Sons, Inc.

EIGHTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board’s Consideration:

**Requisition List for Draw No. 14 for
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. 14, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 45 for
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. 45 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 17
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 Requisition No. 17 for Lakewood Centre South.

**Requisition List No. 3
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. 3 for Northeast Sector Phase 1A.

**Requisition List for Draw No. 33
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. 33 for The Villages of Lakewood Ranch South – Series 2016 A.

NINTH ORDER OF BUSINESS

Compilation Report

There were no comments to the Compilation Report.

TENTH ORDER OF BUSINESS

Staff Reports

Manager’s Report - Dr. Fishkind asked for the Board’s permission to transition from agenda books to tablets over the course of the next months.

Attorney’s Report - No Report

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

**Specific Authorization No. 104
Stantec
General District Engineering Services
(Fiscal Year 2018-2019)**

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 104, Stantec.

**Specific Authorization No. 105
Stantec
Services Associated with Lakewood
Ranch Stewardship District
Waterside Village Signage**

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 105, Stantec.

**Change Order No. 59 Under Specific
Authorization No. 80
Stantec
Northeast Sector Roadway /
Intersection Analysis**

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. 59 Under Specific Authorization No. 80, Stantec.

**Change Order No. 60 Under Specific
Authorization No. 91
Stantec
East-West Force Main and Water
Main Extension Project**

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. 60 Under Specific Authorization No. 91, Stantec.

**Change Order No. 61 Under Specific
Authorization No. 69
Stantec
The Masters Avenue Extension East
(Players Drive to Bourneside
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 Change Order No. 61 Under Specific Authorization No. 69, Stantec.

**Change Order No. 62 Under Specific
Authorization No. 39
Stantec
44th Avenue East Phase IV**

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. 62 Under Specific Authorization No. 39, Stantec.

**Change Order No. 1
C & M Road Builders, Inc.
Waterside Neighborhood 8
Scope changes including the addition of
Phase 2 and revisions/updates to Phase 1**

Mr. Engel confirmed that the change order is within the scope of the budget. Mr. Simons provided details.

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, C & M Road Builders, Inc.

**Change Order No. 1
Woodruff & Sons, Inc.
Villages of Lakewood Ranch –
Lakewood Ranch Blvd – (Fruitville-S.
Vlgs)
Direct Material Purchases**

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. 1, Woodruff & Sons, Inc.

Mr. Simons presented for the Board's approval:

**Work Authorization
DMK Associates
School Avenue
Roadway Planning, Engineering, Land
Surveying, Utility and Permitting
Services**

Mr. Bedford provided details.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Work Authorization, DMK Associates.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Audience Comments

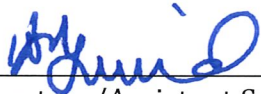
There were no audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Chiofalo 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 October 12, 2018 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson