

LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

December 7, 2018, 9:00 a.m.

Present and constituting a quorum:

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

Also present were:

Hank Fishkind	Fishkind & Associates
Jonathan Johnson	HGS
Misty Taylor	BMO
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Dan Perka	SMR
Deborah Byerly	SMR
Scott Schule	US Bank

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. Almand and Mr. Schier, who were re-elected at the November 6th, 2018 Landowners Meeting.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the November 2, 2018 Board of Supervisors Meeting and the November 6, 2018 Landowners Meeting

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

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 minutes of the November 2, 2018 Board of Supervisors Meeting.

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 minutes of the November 6, 2018 Landowners Meeting.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2019-06,
Canvassing and Certifying the Results
of the Landowners Election**

Mr. Jensen called for a motion to approve resolution 2019-06.

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 2019-06, Canvassing and Certifying the Results of the Landowners Election.

Mr. Johnson noted that following the Landowners Election the Special Act requires that the Board either reorganize the officers or keep the current slate of officers by motion.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved keeping the current slate of officers.

FOURTH ORDER OF BUSINESS

Business Matters

**Consideration of Matters Relative to the
Northeast Sector – Phase 1B Project**

- A. Presentation of Supplemental
Assessment Methodology Report**
- B. Consideration of Resolution
2019-07, Supplemental
Assessment Resolution**
- C. Other Matters *(provided under
separate cover)***

Dr. Fishkind presented the Supplemental Assessment Report.

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 2019-07, Supplemental Assessment Resolution.

FIFTH ORDER OF BUSINESS

**Consideration of Matters Relative to the
Lakewood Centre & NW Sector
Projects**

- A. Presentation of Updated
Amended and Restated
Engineer's Report**

- B. Presentation of Amended and Restated Master Assessment Methodology Report**
- C. Resolution 2019-08, Adopting Amended and Restated Engineer's Report and Assessment Methodology Report**
- D. Presentation of Supplemental Assessment Methodology Report**
- E. Consideration of Resolution 2019-09, Supplemental Assessment Resolution**
- F. Other Matters** (*provided under separate cover*)

Mr. Kennedy presented the updated Engineer's Report noting changes were made to the acreage, permit log, and cost table. Dr. Fishkind presented the Amended and Restated Master Assessment Methodology Report, which will close out the Capital Improvement Plan for this area, noting that the report reflects major changes to the land use plan and significant reduction in cost but no changes to the benefit, and also reflects the strength and flexibility of the methodology.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-08, Adopting Amended and Restated Engineer's Report and Assessment Methodology Report

Dr. Fishkind noted that the Supplemental Assessment Methodology Report addresses the specifics of the Bond Issue.

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 2019-09, Supplemental Assessment Resolution.

SIXTH ORDER OF BUSINESS

Consideration of Matters Relative to the Isles of Lakewood Ranch Bond Issuance
(provided under separate cover)

Tabled

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-10, Amending Fiscal Year 2017-2018 General Funds Budget

Dr. Fishkind noted that this was a reconciliation of the budget following the end of the fiscal year.

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 2019-10, Amending Fiscal Year 2017-2018 General Funds Budget.

EIGHTH ORDER OF BUSINESS

Consideration of Budget Deficit Funding Agreement for Fiscal Year 2018 with Schroeder-Manatee Ranch, Inc.

Mr. Johnson noted that this agreement provides for SMR to fund certain overages in the budget per the previous agreement.

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 Budget Deficit Funding Agreement for Fiscal Year 2018.

NINTH ORDER OF BUSINESS

Consideration of Construction Management Agreement for Lakewood Ranch Boulevard South Project

Mr. Aman provided details.

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 Construction Management Agreement for Lakewood Ranch Boulevard South Project.

TENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board’s Consideration:

Requisition List for Draw No. 16 for Del Webb - Series 2017 A 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 Draw No. 16, Del Webb – Series 2017 A Bond.

Requisition List for Draw No. 47 for Lakewood Centre North – Series 2015 A

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 47 for Lakewood Centre North - Series 2015 A.

Requisition List for Draw No. 19 Lakewood Centre South – Pre-Funding

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 No. 19 for Lakewood Centre South.

Requisition List No. 5 Northeast Sector Phase 1A Series 2018 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. 5 for Northeast Sector Phase 1A.

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

**Requisition List No. 42
The Villages of Lakewood Ranch South
– Pre-Funding**

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Pre-Funding and approved payment of Requisition No. 42 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 35
The Villages of Lakewood Ranch South
- Series 2016 A 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 Draw No. 35 for The Villages of Lakewood Ranch South – Series 2016 A.

ELEVENTH ORDER OF BUSINESS

Compilation Report

No Comments

TWELFTH ORDER OF BUSINESS

Staff Reports

Manager's Report - No Report

Attorney's Report – Mr. Johnson updated the Board on a constitutional amendment regarding public officials not abusing their position to achieve a disproportionate benefit for themselves or their employer which was delegated to the Commission on Ethics for Rule Making. District Counsel will keep the Board updated on further development.

Mr. Neal noted that Hopping Green and Sams had been retained to work on the District Boundary Amendment. There was a brief discussion.

Engineer's Report –

Mr. Engel presented for the Board's approval:

**Specific Authorization No. 107
Stantec**

**Services Associated with the
Lakewood Ranch Stewardship
District
Rangeland Parkway West (West of
Lorraine Rd.) Improvements Bidding
Services**

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. 107, Stantec.

**Specific Authorization No. 108
Stantec
Services Associated with the
Lakewood Ranch Stewardship
District
Lorraine Road Master Water Meter
Assembly**

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. 108, Stantec.

**Change Order No. 1
Fredrick Derr & Company, Inc.
Covenant Way Utilities Extension
Force Main
Deduct PVC mat, Deduct Survey,
Additional Bore Length, Add
mill/pave per County Direction**

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. 1, Fredrick Derr & Company, Inc.

**Change Order No. 1
E.T. MacKenzie of Florida, Inc.
44th Ave East Phase V
Direct Material Purchase Deduction**

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. 1, E.T. MacKenzie of Florida, Inc.

**Change Order No. 2
E.T. MacKenzie of Florida, Inc.
44th Ave East Phase V
Plan Changes and Delays due to
USACE Permitting**

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**

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
Ryngolf 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 Ryngolf 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**

On MOTION by Mr. Almand, seconded by Mr. Schier 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.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

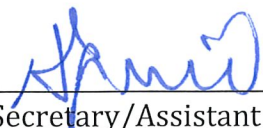
There were no audience comments.

FIFTEENTH 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 December 7, 2018 meeting.



Secretary/Assistant Secretary

Chairperson/Vice-Chairperson