

# LAKEWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

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## Minutes - Board of Supervisor's Meeting

February 1, 2019, 9:00 a.m.

Present and constituting a quorum:

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

Also present were:

Hank Fishkind	Fishkind & Associates
Brent Wilder	PMF Financial Advisors
Jonathan Johnson	Hopping Green & Sams
Sarah Warren	Hopping Green & Sams
Misty Taylor	BMO
Herb Boatner	BMO (by phone)
Brett Sealy	MBS Capital
Sete Zare	MBS (by phone)
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Dan Perka	SMR
Deborah Byerly	SMR
Pat Neal	NEAL Communities
Bob Bosarge	Kolter Homes
Amanda Amare	US Bank (by phone)
Jim McClure	USF student shadowing

## 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.

Mr. Bedford introduced Jim McClure, noting that Mr. McClure is pursuing a master's degree in business at USF and shadowing today's meeting. Staff and Board Members introduced themselves.

There were no public comments.

**SECOND ORDER OF BUSINESS**

**Administrative Matters**

**Consideration of Minutes of the January 11, 2019 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. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the January 11, 2019 Board of Supervisors Meeting.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of Disclosure of Public Financing- Northeast Sector**

Dr. Fishkind explained the disclosure.

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 Disclosure of Public Financing- Northeast Sector and authorized its recording in public record as mandated by statute.

**FOURTH ORDER OF BUSINESS**

**Consideration of Disclosure of Public Financing- Lakewood Centre & Northwest Sector Project**

Dr. Fishkind presented the disclosure.

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 Disclosure of Public Financing- Lakewood Centre & Northwest Projects and authorized its recording in public record as mandated by statute..

**FIFTH ORDER OF BUSINESS**

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

- A. Resolution 2019-18, Supplemental Assessment Resolution** *(provided under separate cover)*
- B. Other Matters** *(provided under separate cover)*

Dr. Fishkind provided updates on the project noting that the utilities issue has been resolved. The financing team is expecting to be able to move forward with the project at the March meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the Stock – Lake Club Phase 4 Bond Issuance**

**A. Acquisition Agreement with SD TLC Holdings, LLC**

Mr. Johnson presented the agreement noting it is in standard form as seen for other bond issuances.

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 Acquisition Agreement with SD TLC Holdings, LLC.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-19, Investment Policies (provided under separate cover)**

Tabled

**EIGHTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board’s Consideration:

**Requisition List for Draw No. 18  
Del Webb - Series 2017 A 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. 18, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 49  
Lakewood Centre North – Series 2015 A**

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. 49 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 2  
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. 2 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 21  
Lakewood Centre South  
– 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. 21 for Lakewood Centre South.

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

**Requisition List No. 44  
The Villages of Lakewood Ranch South  
– 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 accepted the Pre-Funding and approved payment of Requisition List No. 44 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 37  
The Villages of Lakewood Ranch South  
- Series 2016 A 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. 37 for The Villages of Lakewood Ranch South – Series 2016 A.

**NINE ORDER OF BUSINESS**

**Compilation Report**

No Comments

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** – No Report

**Attorney's Report** –

Mr. Johnson noted that the Cresswind project is ready to move forward; he also provided further updates on Amendment 12, and the legislative District boundary amendment.

Mr. Johnson introduced Sarah Warren, who will be working with him on the District while Ms. Whelan is out on leave.

**Engineer's Report** –

Mr. Engel presented for the Board's approval:

**Change Order No. 2 (Final)  
Woodruff & Sons, Inc.  
Lakewood Centre Core Phase 1B  
Relocate fire hydrant, storm & Sewer  
stakeout, repair/adjust curb, sani  
services, and misc extras; reconcile  
unbilled line items**

Voided

**Change Order No. 4 (Final)  
Woodruff & Sons, Inc.  
Lakewood Centre Core Phase 1B  
Reconcile unbilled line items**

Voided

**Change Order No. 5  
E.T. MacKenzie of Florida, Inc.  
Bourneside Blvd South Ph 1 at  
Lakewood Ranch  
Additional Services at SR-70 &  
Bourneside Blvd South; drainage,  
lighting and additional seed, sod &  
mulch (onsite and offsite)**

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

**Change Order No. 2  
C & M Road Builders, Inc.  
Waterside Neighborhood 8  
Changes in Plans to Asphalt**

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, C & M Road Builders, Inc.

**Proposal / Work Authorization  
Universal Engineering Sciences  
Inspections and Concrete Testing for  
44<sup>th</sup> Box Culvers - Lakewood Ranch -  
CSD**

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

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

On MOTION by Mr. Bedford, seconded by Mr. Schier, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to adjourn the February 1, 2019 meeting.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson