

# 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

June 7, 2019, 9:00 a.m.

Present and constituting a quorum:

Tony Chiofalo	Board Member
Scott Almand	Board Member
Ed Hunzeker	Board Member
Jim Schier	Board Member

Also present were:

Hank Fishkind	PFM Financial Advisors, LLC
Jonathan Johnson	Hopping Green & Sams
Misty Taylor	BMO by phone
Sete Zare	MBS by phone
Rob Engel	Stantec
Bob Simons	SMR
Roger Aman	SMR
Deborah Byerly	SMR
Louis Lawman	LWR Development
Garrett Hardy	LWR

## 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.

There were no public comments.

## SECOND ORDER OF BUSINESS

### Administrative Matters

#### Consideration of Minutes of the May 3, 2019 Board of Supervisors Meeting and the May 17, 2019 Continued Meeting

Mr. Chiofalo 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 May 3, 2019 Board of Supervisors Meeting and the May 17, 2019 Continued Meeting.
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## THIRD ORDER OF BUSINESS

#### Consideration of Resolution 2019-28, Approving Proposed Budgets for FY2019/2020 and Setting a Public Hearing Thereon

Mr. Lawman provided details of the preliminary operating budget noting that the increase is due to additional landscape maintenance and other expenses related to growth in the community. Dr. Fishkind noted for the record that even with the increases, the assessments were still considerably lower than seen in many other

communities. In response to a question from Mr. Johnson, Dr. Fishkind confirmed that the increased assessments were still well below the originally noticed assessment amounts.

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 2019-28, Approving Proposed Budgets for FY2019/2020 and Setting a Public Hearing Thereon for August 9, 2012 at 9:00 a.m. at the current location.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-29,  
Ratifying the Sale of the Cresswind, Series  
2019 Bonds**

Mr. Johnson provided details of the resolution.

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 2019-29, Ratifying the Sale of the Cresswind, Series 2019 Bonds.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-30,  
Ratifying the Sale of the Lake Club Phase 4,  
Series 2019 Bonds**

Mr. Johnson provided details of the resolution.

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-30, Ratifying the Sale of the Lake Club Phase 4, Series 2019 Bonds.

**SIXTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the  
Taylor Morrison – Azario Project, Series  
2019 Bond Issuance**

- A. Agreement between the District and  
Waldrop Engineering, P. A. for  
Engineering Services**
- B. Financing Team Funding  
Agreement**
- C. IBA Supplement to MBS Investment  
Banking Agreement**

Mr. Johnson presented the agreement similar in form to previous agreements for engineering 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 the Agreement between the District and Waldrop Engineering, P.A. for Engineering Services.

Mr. Johnson presented the standard form funding agreement.

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 Financing Team Funding Agreement.

Mr. Johnson presented the IBA Supplement.

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 IBA Supplement to MBS Investment Banking Agreement.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-31,  
Setting a Public Hearing on the District's  
Intent to Use the Uniform Method of  
Collection for the Expansion Area**

Mr. Johnson presented the resolution explaining that the recent amendments of the District's boundaries were approved and that it was the intention in the future to collect assessments on the tax roll for those properties and provide notice to the property owners accordingly.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved Resolution 2019-31, Setting a Public Hearing on the District's Intent to Use the Uniform Method of Collection for the Expansion Area for August 9, 2019 at 9:00 a. m. at the current location.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials**

- A. Post Blvd. from SR70 to Rangeland Pkwy. Project
- B. Waterside 'Neighborhood 8' Irrigation Construction

Mr. Lawman presented the agreement for the total amount of \$81,227.00.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials in the amount of \$81,227.00.

Mr. Lawman presented the agreement for the total amount of \$56,245.00.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials in the amount of \$56,245.00.

**NINTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and SMR Farms, LLC for Landscape Installation Services and Materials (Waterside 'Neighborhood 8' Landscape Construction Project)**

Mr. Lawman presented the agreement for the total amount of \$159,873.00.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and SMR Farms, LLC for Landscape Installation Services and Materials in the amount of \$159,873.00.

**TENTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and Cepra Landscape, LLC for Landscape and Irrigation Maintenance Services**

Mr. Lawman introduced Garrett Hardy, the District's Maintenance Manager, and proceeded to present the agreement for the total amount of \$42,654.00.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Cepra Landscape, LLC for Landscape and Irrigation Maintenance Services in the amount of \$42,654.00.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and Altec Lakes and Natural Areas, Inc. for Landscape and Irrigation Maintenance Services**

- A. White Eagle Blvd (S.R. 70 to Malachite Dr.)
- B. Rangeland Parkway (Lakewood Ranch Blvd to White Eagle)

Mr. Lawman presented the agreement for the total amount of \$94,671.00.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Altec Lakes and Natural Areas, Inc. for Landscape and Irrigation Maintenance Services in the amount of \$94,671.00.

Mr. Lawman presented the agreement for the total amount of \$67,066.00.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Altec Lakes and Natural Areas, Inc. for Landscape and Irrigation Maintenance Services in the amount of \$67,066.00.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and Down to Earth Inc. for Landscape and Irrigation Maintenance Services, 44<sup>th</sup> Ave E (Rosedale to White Eagle)**

Mr. Lawman presented the agreement for the total amount of \$83,949.00.

On MOTION by Mr. Hunzeker, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Down to Earth Inc. for Landscape and Irrigation Maintenance Services in the amount of \$83,949.00.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Agreements between the District and Green Works Landscape Management, LLC for Landscape and Irrigation Maintenance Services, Malachite Drive**

Mr. Lawman presented the agreement for the total amount of \$28,224.00.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and Green Works Landscape Management, LLC for Landscape and Irrigation Maintenance Services in the amount of \$28,224.00.

**FOURTEENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 22  
Del Webb - Series 2017 A Bond**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 22, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 6  
Lakewood Centre & NW Sector  
Series 2018 Bond**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 6 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 53 Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 53 for Lakewood Centre North - Series 2015 A.

**Requisition List for Draw No. 25 Lakewood Centre South – Pre-Funding**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 25 for Lakewood Centre South.

**Requisition List No. 7 Northeast Sector Phase 1B Series 2018 Bond**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 7 for Northeast Sector Phase 1B.

**Requisition List No. 48 The Villages of Lakewood Ranch South – Pre-Funding**

On MOTION by Mr. Hunzeker, 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. 48 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 41 The Villages of Lakewood Ranch South - Series 2016 A Bond**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 41 for The Villages of Lakewood Ranch South – Series 2016 A Bonds.

**FIFTEENTH ORDER OF BUSINESS**

**Compilation Report**

No Comments

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager’s Report** – Dr. Fishkind reminded the Board Members that the deadline for submitting their Financial Statements is July 1<sup>st</sup>. The July meeting is scheduled for the 12<sup>th</sup> due to the July 4<sup>th</sup> Holiday.

**Attorney’s Report** –

Mr. Johnson noted that the July 12<sup>th</sup> meeting will also be the Landowner ratification of the boundary amendment.

**Engineer’s Report** –

Mr. Engel presented for the Board’s approval:

**Change Order No. 69 under Specific Authorization No. 47  
Stantec  
Villages of Lakewood Ranch Master Drainage Plan and Permitting  
(Master Drainage Plan Modification)**

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 69 under Specific Authorization No. 47, Stantec.

**Change Order No. 70 under Specific Authorization No. 91  
Stantec  
East-West Force Main and Water Main Extension Project**

On MOTION by Mr. Hunzeker, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 70 under Specific Authorization No. 91, Stantec.

**Change Order No. 14  
Ryngolf Corporation  
Uihlein Rd & Rangeland Pkwy Improvement  
Add 45 Days Permit Delays  
1A Uihlein Adds: Additional poles for lighting; entrance modifications for DR Horton & Cresswind; utility plan changes; additional conduits in median; and relocation of irrigation to west side of road  
1B Rangeland Adds: Light poles, raise portion of roadway and installing risers for structures and 2 fire hydrants**

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. 14, Ryngolf Corporation.

**Change Order No. 3  
RIPA & Associates, LLC  
Bournside Blvd North Phase II  
Time extension request of 45 days due to permit delays USACE  
Additional excavation to dewater, excavate & reload off-site fill to replace Floodplain Pond 200  
Earthwork adjustments to reconcile dirt quantities imported from irrigation pond to topo issues**

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, RIPA & Associates, LLC

**Change Order No. 12 – Final Reconciliation  
Woodruff & Sons, Inc.  
Villages of Lakewood Ranch - Lorraine Road (Turn Lane @ Fruitville Rd)  
Unbilled Reconciliation**

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. 12 – Final Reconciliation, Woodruff & Sons, Inc.

Mr. Lawman presented for the Board's approval:

**Change Order No. 01  
Irrigation Design Associates**

**Bourneside Blvd. South Phase 1; Masters Ave. to SR70 – Irrigation Distribution System Installation Contract – Change in Contract Scope 9**

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 01, Irrigation Design Associates.

**Change Order No. 01  
SMR Farms, LLC  
Bourneside Blvd. South Phase 1 –  
Landscape Construction  
Decrease in Contract Price  
Changes in Contract Scope**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 01, SMR Farms, LLC.

**Change Order No. 04  
SMR Farms, LLC  
Uihlein Rd, Lakewood National to 44<sup>th</sup> E Street –  
Increase in Contract Scope  
Increase 21 Red Twain Dwarf Ixora and 60.5cy Pine Bark Mulch**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 04, SMR Farms, LLC.

**Change Order No. 05  
SMR Farms, LLC  
Uihlein Rd, Lakewood National to 44<sup>th</sup> E Street –  
Increase in Contract Scope  
Delete from Scope of Work: 1 Magnolia, 2 Live Oak, 79,605sf Zoysia**

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 05, SMR Farms, LLC.

**Change Order No. 01 *(provided under separate cover)*  
SMR Farms, LLC  
Lakewood Ranch Development – Silver Falls Run  
Delete 3 Sylvester Date Palms, delete installation of 4100sf Empire, delete 56cy of mulch, add 25 Fakahatchee Grass**

Mr. Simons provided details on the road project.

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. 01, SMR Farms, LLC.

**Change Order No. 02 *(provided under separate cover)*  
SMR Farms, LLC  
Rangeland, Uihlein Rd to Bourneside Blvd –  
Landscape Installation**

Work deducted from original scope of contract (68 Coontie palms, 11,645sf Zoysia, portion of mulch)

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. 02, SMR Farms, LLC.

Mr. Simons presented for the Board's approval:

**Proposal  
York Bridge Concepts  
Waterside Place Project  
Repetitive Span Timber Pedestrian Bridge  
Construction**

The proposal for construction in the total amount of \$354,834.00 is below the bid threshold.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the York Bridge Concepts Proposal for Repetitive Span Timber Pedestrian Bridge Construction.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**NINTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the June 7, 2019 meeting.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson