

LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.
14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

October 4, 2019, 9:00 a.m.

Present and constituting a quorum:

Rex Jensen	Board Member
Tony Chiofalo	Board Member
Scott Almand	Board Member
Ed Hunzeker	Board Member

Also present were:

Kevin Plenzler	PFM Financial Advisors LLC
Jane Gaarlandt	PFM Group Consulting LLC
Jonathan Johnson	Hopping Green & Sams
Misty Taylor	BMO
Herb Boatner	BMO (by phone)
Brett Sealy	MBS
Sete Zare	MBS (by phone)
Rob Engel	Stantec
Mike Kennedy	Stantec
Bob Simons	SMR
Roger Aman	SMR
Monaca Onstad	SMR
Debbie Byerly	SMR
Louis Lawman	LWR Development
Robert Hedgecock	U.S. Bank (by phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt 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 September 6, 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. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the September 6, 2019 Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2020-01, Setting Public Hearing to Adopt Amended and Restated Rules of Procedures

- A. Memorandum of Updated Provisions of the District's Rule of Procedure**
- B. Redline of Revisions to Rules of Procedure**

Mr. Johnson reviewed the memorandum.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2020-01, Setting a Public Hearing for December 6, 2019 at 9:00 a.m. at the current location.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Ratifying the Sale of the Indigo Expansion Area Project Series 2019 Bonds

Mr. Johnson provided details of the resolution.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2020-02, Ratifying the Sale of the Indigo Expansion Area Project Series 2019 Bonds.

FIFTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing for Indigo Expansion Area Project

Mr. Johnson provided details of the Disclosure.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Disclosure of Public Financing for Indigo Expansion Area Project.

SIXTH ORDER OF BUSINESS

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

- A. Presentation of Master Engineer's Report**
- B. Presentation of Master Assessment Methodology Report**
- C. Consideration of Resolution 2020-03, Declaring Special Assessments**
- D. Consideration of Resolution 2020-04, Setting Public Hearing on Assessments**
- E. Other Matters (provided under separate cover)**

Mr. Sealy provided details on the timeline.

Mr. Johnson reviewed details of the Engineer's Report. Mr. Kennedy confirmed the cost estimate to be reasonable.

Mr. Plenzler reviewed details of the Assessment Report. Mr. Jensen asked the District Engineer for clarification on inclusion of land currently not owned by Taylor Morrison.

Mr. Johnson provided details of the Resolution.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2020-03, Declaring Special Assessments.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2019-04, Setting a Public Hearing on Assessments for December 6, 2019 at 9:00 a.m. at the current location.

There were no additional matters to discuss.

SEVENTH ORDER OF BUSINESS

Consideration of Matters Relative to the Northeast Sector Project – Phase 2A, Series 2019 Bond Issuance

- A. Presentation of Master Engineer's Report**
- B. Presentation of Supplemental Assessment Methodology Report**
- C. Consideration of Resolution 2020-05, Delegation Resolution**
 - o Twenty-Fifth Supplemental Indenture
 - o Bond Purchase Contract
 - o Preliminary Limited Offering Memorandum
 - o Continuing Disclosure Agreement
- D. Other Matters** (provided under separate cover)

Mr. Engel reviewed the updates to the permitting table.
Mr. Plenzler provided details of the Assessment Report.
Ms. Taylor provided details of the Delegation Resolution. Mr. Plenzler confirmed for the record that he, as Municipal Adviser, was comfortable recommending the parameters as set forth in Section V of the Resolution.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2020-05, Delegation Resolution.

There were no additional matters to discuss.

EIGHTH ORDER OF BUSINESS

Consideration of Bid Award for Rangeland Parkway at Uihlein Road Phase III with SR-64 Turn Lane

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2020-06, Award of Contract**

Mr. Engel presented the recommendation to award the contract to Ryangolf Corporation for the total bid amount of \$6,978,473.41, within budget.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2020-06, Award of Contract.

NINTH ORDER OF BUSINESS

Consideration of Agreement between the District and Altec lakes and Natural Areas, Inc. for Landscape and Irrigation Maintenance Services (Bob Gardner Park)

Mr. Lawman presented the agreement for the total amount of \$109,648.00.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, 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 \$109,648.00.

TENTH ORDER OF BUSINESS

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

- A. 44th Ave from Lorraine Rd. to Bourneside Blvd. Irrigation Construction**
- B. Bourneside Blvd. Phase 2 North; Lakewood National to SR64 Project**

Mr. Lawman presented the agreement for 44th Ave for the total amount of \$281,700.50.

On MOTION by Mr. Hunzeker, seconded by Mr. Chiofalo, 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 Construction in the amount of \$281,700.50.

Mr. Lawman presented the agreement for Bourneside Blvd. for the total amount of 153,699.00.

On MOTION by Mr. Hunzeker, seconded by Mr. Chiofalo, 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 \$153,699.00.

ELEVENTH ORDER OF BUSINESS

Consideration of Agreement between the District and SMR Farms, LLC for Landscape Installation Services and Materials

- A. 44th Ave East; Lorraine Road to Uihlein Road Project**
- B. Rangeland Pkwy. from Lorraine Road to Uihlein Road Project**

Mr. Lawman presented the agreement for 44th Ave East for the total amount of \$272,955.95.

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 SMR Farms, LLC for Landscape Installation Services and Materials in the amount of \$272,955.95.

Mr. Lawman presented the agreement for Rangeland Pkwy. for the total amount of \$278,223.00..

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker 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 \$278,223.00.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals of Services and Fee from EcoTech Environmental LLC

- A. Roger Hill Park – NW-W67 and NW-W35B
Wetland and Wetland Buffer Exotic Vegetation Removal Activities**
- B. Waterside Place
Wetland Buffer Restoration Planting**

Mr. Lawman presented the proposal for Roger Hill Park for the total amount of \$32,925.00.

On MOTION by Mr. Hunzeker, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Proposal from EcoTech Environmental in the amount of \$32,925.00.

Mr. Lawman presented the proposal for Waterside Place for the total amount of \$33,125.00. Both proposals are within Budget.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Proposal from EcoTech Environmental in the amount of \$33,125.00.

THIRTEENTH ORDER OF BUSINESS

Consideration of Agreement between the District and VGlobalTech for Website Auditing, Remediation, and Maintenance Services (provided under separate cover)

Mr. Johnson presented the agreement.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship approved the Agreement between the District and VGlobalTech for Website Auditing, Remediation, and Maintenance Services.

FOURTEENTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 26
Del Webb - Series 2017 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 26, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 3
Lakewood Centre North
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 3, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 10
Lakewood Centre & NW Sector
Series 2018 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 10 for Lakewood Centre & NW Sector.

**Requisition List No. 27
Lakewood Centre South
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 27 for Lakewood Centre South.

**Requisition List No. 11
Northeast Sector Phase 1B
Series 2018 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Requisition List No. 11 for Northeast Sector Phase 1B.

**Requisition List No. 52
The Villages of Lakewood Ranch South
– Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, 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. 52 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 45
The Villages of Lakewood Ranch South -
Series 2016 A Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 45 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 – Ms. Gaarlandt noted that as of the November meeting agenda packets will be in digital format.

Attorney’s Report – No report.

Engineer’s Report –

Mr. Engel presented for the Board’s approval:

**Specific Authorization No. 112
Stantec
General Engineering Services (Fiscal Year
2019-2020)**

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Specific Authorization No. 112, Stantec.

**Change Order No. 75 Under Specific
Authorization No. 76
Stantec
Waterside Water Utilities – Miscellaneous
Services Project**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 75 Under Specific Authorization No. 76, Stantec.

**Change Order No. 5
C & M Road Builders, Inc.
Waterside neighborhood 8
Deduct Sodding; Add electrical panel for
Rosemont Meter and Master Meter By-Pass
per Owner**

Tabled

**Change Order No. 11
E.T. MacKenzie of Florida, Inc.
44th Ave East Phase V
Additional Services to install CS-20 and
make modifications to CS-22 and CS-23**

Tabled

**Change Order No. 219039A
York Bridge Concepts
Waterside Place
Increase bridge length from 219.6' to 233'
Add railings each side of increased bridge
length**

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 219039A, York Bridge Concepts.

Mr. Lawman presented for the Board's approval: **Change Order No. 03
SMR Farms, LLC
Bourneside Blvd South Ph 1 Landscape
Contract
Change in Contract Price / Change in
Contract Scope**

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. 03, SMR Farms, LLC.

Mr. Kennedy asked for the Board's authorization to notice an RFQ in order to pre-qualify Landscape Maintenance Contractors.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized the District Engineer to notice an RFQ for Landscape Maintenance Contractors.

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. Jensen asked for a motion to adjourn the meeting.

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the October 4, 2019 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson