

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

February 7, 2020, 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
Jim Schier	Board Member

Also present were:

Hank Fishkind	PFM Financial Advisors LLC
Brent Wilder	PFM Financial Advisors LLC (by phone)
Jonathan Johnson	Hopping Green & Sams
Misty Taylor	BMO
Herb Boatner	BMO (by phone)
Brett Sealy	MBS
Rob Engel	Stantec
Mike Kennedy	Stantec (by phone)
Louis Lawman	LWR Development
Bob Simons	SMR
Roger Aman	SMR
Debbie Byerly	SMR
Scott Schuhle	US Bank
Pamela Curran	NEAL

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 January 10, 2020 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 Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the January 10, 2020 Board of Supervisors Meeting.
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THIRD ORDER OF BUSINESS

Review and Acceptance by the Board of the 2019 Audit

Mr. Chiofalo provided a summary of the cover memo and final draft of the 2019 Audit Report, which was considered a clean report. Within the fiscal year six new Bonds were issued bringing the total amount of bonds issued to \$445 million. Mr. Chiofalo commended the SMR accounting department for their hard work. District Counsel's comments would be incorporated in the final report.

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 2019 Audit Report with the inclusion of District Counsel's comments.

FOURTH ORDER OF BUSINESS

Consideration of Agreements between the District and SMR Farms, LLC for Landscape Installation Services and Material

- A. Lakewood Ranch Blvd. South Phase II Project**
- B. Rangeland Pkwy. from Esplanade to Lorraine Rd. Project**
- C. 44th Avenue East Phase IV Project**

Mr. Lawman presented the Agreement for the Lakewood Ranch Blvd. South Phase II Project with a revision bringing the total amount of \$134,700.85.

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 Agreement for the Lakewood Ranch Blvd. South Phase II Project.

The anticipated completed date is approximately 2 weeks out.

Mr. Lawman presented the Agreement for the Rangeland Pkwy. from Esplanade to Lorraine Rd. Project for the total amount of \$203,883.00.

On MOTION by Mr. Chiofalo, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement for the Rangeland Pkwy. from Esplanade to Lorraine Rd. Project.

Mr. Lawman presented the Agreement for the 44th Avenue East Phase IV Project for the total amount of \$92,351.00.

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 Agreement for the 44th Avenue East Phase IV Project.

FIFTH ORDER OF BUSINESS

Consideration of Bid Award for University Parkway Landscape & Irrigation Maintenance (Bourneside to Lorraine)

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2020-15, Award of Contract**
- C. Agreement for Landscape and Irrigation Maintenance Services**

Mr. Kennedy noted that landscape contractors were recently pre-qualified and presented the recommendation to award the contract to Buccaneer Landscape Management for the total bid of \$105,850.74.

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 2020-15, Award of Contract for University Parkway Landscape & Irrigation Maintenance.

Mr. Kennedy noted the agreement would be effective as of March 1, 2020 for the duration of one (1) year. Mr. Johnson confirmed that the agreement was approved with the adoption of Resolution 2020-15.

SIXTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 30
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. 30, Del Webb – Series 2017 A Bond.

**Requisition List for Draw No. 14
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. 14 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 7
Lakewood Centre North
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. 7, Lakewood Centre North – Pre-Funding.

**Requisition List No. 31
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 Requisition List No. 31 for Lakewood Centre South.

**Requisition List No. 14
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. 14 for Northeast Sector Phase 1B.

**Requisition List No. 3
Lakewood National and Polo Run Projects
Series 2017 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 Lakewood National and Polo Run Projects.

**Requisition List No. 2
Northeast Sector Phase 2A
Series 2019 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. 2 for Northeast Sector Phase 2A.

**Requisition List No. 2
The Villages of Lakewood Ranch South
Pre-Funding - Landowner/County
Construction Funding Agreement**

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 Construction Funding and approved payment of Requisition List No. 2 for The Villages of Lakewood Ranch South.

Mr. Jensen noted that in order not to hold up the process for the Stewardship to seek reimbursement from the County he would like to request a delegation resolution from the Board authorizing the Chairman to review and execute documents for reimbursement by the County.

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized the Chair or Vice Chair to sign any appropriate conveyance or reimbursement documents relative to existing contracts subject to legal review as needed.

SEVENTH ORDER OF BUSINESS

Compilation Report

No Comments.

EIGHTH ORDER OF BUSINESS

Staff Reports

Manager's Report – Dr. Fishkind noted that on the direction of the Board staff has been working on potentially refinancing the Series 2011 bonds and asked Mr. Sealy to provide a summary of the findings to date.

Mr. Sealy provided a summary of the actions taken and favorable findings and presented an overview of refunding options. Mr. Sealy answered questions from the Board. The deadline for including annual debt service reduction on the 2021 tax bill is April 30th. Consensus of the Board is to pursue the taxable refunding option.

On MOTION by Mr. Hunzeker, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized staff to proceed with the re-financing of the Series 2011 Bond on a taxable basis as presented by MBS.

Attorney's Report – Mr. Johnson provided legislative updates.

Engineer's Report –

Mr. Lawman presented for the Board's approval:

**Change Order No. 3
SMR Farms, LLC
Rangeland Pkwy from Lorraine Rod to
Uihlein Rd
Adding 600 Variegated Confederate
Jasmine**

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. 3, SMR Farms, LLC.

**Change Order No. 3
Irrigation Design Associates, Inc.
Rangeland Pkwy from Lorraine Rod to
Uihlein Rd
Decrease in Contract Price
Revised scope of work based upon
changes to site conditions from that which
was contemplated in the original plan**

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. 3, Irrigation Design Associates, Inc.

Mr. Engel presented for the Board's approval:

**Change Order No. 1
The Rogers Group Residential &
Commercial Contracting
Monument and Median Sign Construction
Services (Lorraine/Fruitville)
Re-engineering fees for Median Sign A and
Stone Change after purchasing for
Monument Sign E**

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 The Rogers Group.

**Change Order No. 13
E.T. MacKenzie of Florida, Inc.
44th Ave East Phase V
Type F modified curb changes; 6 reinforced
concrete drive; additional fill; and box
culvert**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 13, E.T. MacKenzie of Florida, Inc.

**Change Order No. 3
Woodruff & Sons, Inc.
Waterside Place Boulevard and Waterside
Place Park Earthwork
May extras/overages – Move Existing rip
rap from land to island**

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, Woodruff & Sons, Inc.

**Change Order No. 6
Woodruff & Sons, Inc.
Villages of Lakewood Ranch – Lakewood
Ranch Blvd (Fruitville-South)
Install Beam Guardrail; rounded end units**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 6, Woodruff & Sons, Inc.

**Agreement
Woodruff & Sons, Inc.
Lorraine Road Water Main Testing Services
Lorraine Road from University to Fruitville**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Agreement with Woodruff & Sons, Inc.

**Work Authorization – UES Proposal
1110.0120.00105
Universal Engineering Sciences
Uihlein Road Phase III with SR 64 Turn
Lanes
Construction Materials Testing and
Sitework**

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 Work Authorization, Universal Engineering Sciences.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

ELEVENTH 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 February 7, 2020 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson