

# 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 – by Telephonic Conferencing** May 1, 2020, 9:00 a.m.

Attending 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 attending were:

Hank Fishkind	PFM Financial Advisors, LLC
Brent Wilder	PFM Financial Advisors, LLC
Kevin Plenzler	PFM Financial Advisors, LLC
Jane Gaarlandt	PFM Group Consulting LLC
Jonathan Johnson	Hopping Green & Sams
Misty Taylor	BMO
Brett Sealy	MBS
Rob Engel	Stantec
Mike Kennedy	Stantec
Louis Lawman	SMR Development
Bob Simons	SMR
Roger Aman	SMR
Debbie Byerly	SMR
Debbie Cooper	SMR
Robert Hedgecock	US Bank
Ed Vogler	Vogler Ashton, PLLC

### **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 April 3, 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. Hunzeker, seconded by Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the April 3, 2020 Board of Supervisors Meeting.
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### **THIRD ORDER OF BUSINESS**

#### **Consideration of Resolution 2020-18, Appointing District Officers**

Tabled

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-19,  
Designating Date, Time and Location for a  
Landowners Meeting and Election**

Mr. Johnson presented the Resolution.

On MOTION by Mr. Hunzeker, seconded by Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2020-19, Setting the Landowners Meeting and Election for November 3, 2020 at 9:00 a.m. at the SMR Offices.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-20,  
Regarding General Election**

Mr. Johnson presented the Resolution noting the criteria of 10,000 residents had been met for one (1) seat transitioning to general election.

On MOTION by Mr. Chiofalo, seconded by Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2020-20, Regarding General Election.

**SIXTH ORDER OF BUSINESS**

**Business Matters**

**Consideration of Financing Matters  
Relative to the Taxable Series 2020  
Refinancing Bonds, Lakewood Centre and  
NW Sector**

- **Other Matters** (*provided under separate cover*)

Dr. Fishkind asked Mr. Sealy to provide updates on the financial market. Mr. Sealy noted that the team continues to monitor the market and is ready to take action once the market presents beneficial conditions.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Financing Matters  
Relative to the Series 2020 Refunding  
Bonds, Country Club East**

- **Consideration of MBS Capital Markets, LLC IBA Supplement**
- **Other Matters** (*provided under separate cover*)

Same as above.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Financing Matters  
Relative to the Lorraine Lakes Project,  
Series 2020 Bonds**

- **Presentation of Supplemental Engineer's Report** (*provided under separate cover*)
- **Presentation of Supplemental Assessment Report** (*provided under separate cover*)
- **Consideration of MBS Capital Markets, LLC IBA Supplement**
- **Other Matters** (*provided under separate cover*)

Same as above.

Mr. Sealy asked for the Board's consideration of the IBA Supplements.

On MOTION by Mr. Almand, seconded by Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the MBS Capital Markets, LLC IBA Supplements as presented per items 6 and 7 of the agenda.

**NINTH ORDER OF BUSINESS**

**Consideration of Agreement between the District and Irrigation Design Associates, Inc. for Irrigation Installation Services and Materials (Rangeland Pkwy. Phase IV from Benito Court to Lorraine Road Irrigation Construction)**

Mr. Lawman presented the agreement for a total amount of \$110,177.50.

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 Agreement with IDA for Irrigation Installation Services and Materials.

Mr. Jensen noted that Mr. Hunzeker had initiated for him to discuss with the DOT and the County the possibility of the District funding and constructing a temporary signal as well as being the conduit to the permanent signal at the intersection of SR70 and White Eagle Blvd. in order get the signal up as soon as possible. The cost of the temporary signal is estimated at approximately \$150,000 and for the permanent signal approximately \$1,100,000. The funding can be a temporary funding from SMR to the District and reimbursed to SMR once the District is reimbursed by the County.

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District Authorized the Chair to work with SMR, DOT, and the County to construct and fund a temporary as well as a permanent signal at the SR70 and White Eagle Blvd. Intersection based on reimbursement to the contracting party by the County.

**TENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 17  
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. 17 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 10  
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. 10, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 34  
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. 34 for Lakewood Centre South.

**Requisition List for Draw No. 6  
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. 6 for Lakewood National and Polo Run Projects.

**Requisition List for Draw No. 15  
Northeast Sector  
2017 Note**

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. 15 for Northeast Sector.

**Requisition List for Draw No. 5  
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. 5 for The Villages of Lakewood Ranch South

**ELEVENTH ORDER OF BUSINESS**

**Compilation Report**

No Report

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report –**

Ms. Gaarlandt noted for the record that as of April 15<sup>th</sup>, 2020 per the Supervisor of Elections Offices there are 11,153 registered voters in Manatee County and 425 registered voters in Sarasota County.

**Attorney's Report –** Mr. Johnson noted that District Counsel continues to monitor legislative matters.

**Engineer's Report –**

Mr. Engel presented for the Board's approval:

**Change Order No. 82 Under Specific  
Authorization No. 76  
Stantec  
Waterside Mate Utilities – Miscellaneous  
Services 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. 82 Under Specific Authorization No. 76, Stantec.

**Proposal  
Hardeman Kempton & Associates, Inc.  
Pine Warbler Place  
Landscape Architectural Design Services**

On MOTION by Mr. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Proposal from Hardeman Kempton & Associates, Inc.

Mr. Engel noted that two pre-bid meetings were successfully conducted by phone conferencing this week. Mr. Kennedy noted another pre-bid meeting for 2 landscape maintenance contracts were scheduled for the coming Monday.

**Consent Agenda**

**Change Order No. 15**

**E.T. MacKenzie of Florida, Inc.  
44<sup>th</sup> Ave East Phase V  
Delineators added to tie-in to Lorraine Rd in lieu of placing stripling per LWRSD (ph 4 & 5). Clean & test elliptical storm sewer run installed by Woodruff & Sons at Lorraine per LWRSD**

**Change Order No. 5  
RIPA & Associates, LLC  
Bourneside Blvd NorthPhase II  
Removal of Off-Site Work from Contract**

**Change Order No. 2  
Woodruff & Sons, Inc.  
Lorraine Road Master Water Main  
Install Double Thrust Block: County required gate valve added requiring additional earthwork, potable water, and force main**

**Change Order No. 3  
Ryangolf Corporation  
Uihlein Road Phase 3 with SR-64 FDOT Turn Lanes  
Plan Changes Rev H: Asphaltic concrete, road base, subgrade, handicap Ramps, sidewalks, F curbs. Stockpiles and fill**

**Change Order No. 8-Final  
Woodruff & Sons, Inc.  
Villages of Lakewood Ranch – Lakewood Ranch Blvd (Fruitville South)  
Final Reconciliation**

**Change Order No. 1  
SMR Farms, LLC  
Lakewood Ranch Blvd. South Phase 2  
Landscape Construction  
Decrease in Contract price  
Change in Contract Scope including eliminating shrubs and ground covers and revision of tree quantities to adjust to minor changes in site conditions from plan**

**Change Order No. 2A  
SMR Farms, LLC  
44<sup>th</sup> Av E. Lorraine Rd to Uihlein Rd  
Decrease in Contract price  
Additional Items procured for job per Louis Lawman  
160 Juniper Parsonii, 284 Blue my mind Blue Daze, 169 Jasmine Confederate (from LWRSD stock), 14, 440sf Floratam installed  
Woodruff & Sons at Lorraine per LWRSD**

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 Consent Agenda Items.

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. Chiofalo, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the May 1, 2020 meeting.



Secretary/Assistant Secretary



Chairperson/Vice-Chairperson