

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

March 5, 2021, 9:00 a.m.

Attending and constituting a quorum:

Tony Chiofalo	Vice-Chair/Assistant Secretary	
Scott Almand	Treasurer/Assistant Secretary	
Ed Hunzeker	Assistant Secretary	
Jim Schier	Assistant Secretary	(by phone)

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Christina Hanna	PFM Group Consulting LLC	(by phone)
Brent Wilder	PFM Financial Advisors, LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors, LLC	(by phone)
Jonathan Johnson	Hopping Green & Sams	(by phone)
Misty Taylor	BMO	(by phone)
Brett Sealy	MBS	(by phone)
Sete Zare	MBS	(by phone)
Scott Schuhle	US Bank	(by phone)
Rob Engel	Stantec	(by phone)
Debbie Byerly	SMR	
Bob Simons	SMR	
Garrett Hardy	SMR	(by phone)
Roger Aman	SMR	(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

Consent Agenda

Mr. Chiofalo presented the consent agenda.

- i. Minutes
 - February 5, 2021 Board of Supervisors Meeting
- ii. First Amendment to the 26th Supplemental Trust Indenture
- iii. Engineer's Report
 - Change Order No. 94 Under Specific Authorization No. 91
Stantec
East-West Force Main and Water Main Extension Project
 - Change Order No. 95 Under Specific Authorization No. 94
Stantec

- Waterside Place – Boulevard and Park Phase Improvement Project
 - Change Order No. 94 Under Specific Authorization No. 91
 - Stantec
 - East-West Force Main and Water Main Extension Project
- Change Order No. 219039 E
 - York Bridge Concepts
 - Waterside Place
 - Remove and Replace existing SS cable rails with uncoated SS Cables
- Change Order No. 8
 - Woodruff & Sons, Inc.
 - Waterside Place Boulevard and Waterside Place Park Earthwork
 - Jan. 2021 Extras – PVC Conduit; MJ Gate Valve
- Change Order No. 3
 - Woodruff & Sons, Inc.
 - Rangeland Pkwy at LWR West of Lorraine Rd
 - Deduct Original Street Lighting Budget add Final Street Lighting Design Build Modification
- Change Order No. 4 (Final)
 - Woodruff & Sons, Inc.
 - Rangeland Pkwy at LWR West of Lorraine Rd
 - Final Contract unbilled
 - Reconciliation: See Asphalt, F Curb, Hydroseed, Silt Screen, Turbidity Barrier, Connect WM & Main to Exiting, Temp Jumper
- Change Order No. 4
 - Woodruff & Sons, Inc.
 - Lorraine Road Master Water Main
 - Final Reconciliation COs: Locate gas main, misc. changes, deduct FM; add stone to MWM; PL conduit; raise relocated FH
- Change Order No. 10
 - Ryangolf Corporation
 - Uihlein Road Phase 3 with SR-64
 - FDOT Turn Lanes
 - Additional Sodding (Including Swales)
- Change Order No. 11
 - Ryangolf Corporation
 - Uihlein Road Phase 3 with SR-64
 - FDOT Turn Lanes
 - Additional 4” Plug and Valve (1 to many on original credit). Credit RCP, Mitered End, DOT Headwall, Single Cage Control Structure, Silt Fence, Erosion Control
 - Maintenance

On MOTION by Mr. Hunzeker, seconded by Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the items on the consent agenda.

THIRD ORDER OF BUSINESS

Business Matters

**Consideration of Financing Matters
Relative to Star Farms Project, Series 2021
Bonds**

A. Other Matters *(provided under
separate cover)*

**Consideration of Financing Matters
Relative to Sweetwater Project, Series 2021
Bonds**

A. Other Matters *(provided under
separate cover)*

Mr. Sealy noted that the work on the Engineer's Report for both projects is progressing and documents will be presented for consideration at a later date.
There were no other matters to consider at this time.

FOURTH ORDER OF BUSINESS

**Consideration of Bid Award for Waterside
Place Park Pavilion and Splash Pad**

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2021-17, Award of Contract**

Mr. Engel noted that a change order related to this project is included on the agenda and presented the recommendation to award the contract for Waterside Place Park Pavilion and Splash Pad to The Rogers Group for the total bid amount of \$2,121,749.41.

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 2021-17, Award of Contract.

FIFTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 20
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. 20, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 27
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. 27 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 13
Lakewood National and Polo Run Project
Series 2017 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. 13 for Lakewood National and Polo Run Project.

**Requisition List for Draw No. 3
Northeast Sector Phase 2C
Series 2020 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. 3 for Northeast Sector Phase 2C.

**Requisition List for Draw No. 15
The Villages of Lakewood Ranch South
Pre-Funding - Landowner/County
Construction Funding Agreement**

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 Construction Funding and approved payment of Requisition List No. 15 for The Villages of Lakewood Ranch South.

SIXTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.
Mr. Chiofalo noted that the Audit Report is anticipated to be presented at the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

Manager's Report – Ms. Gaarlandt noted that April's meeting is scheduled for the 9th.

Mr. Wilder noted that the team is monitoring potential refunding opportunities for the Belle Isle Series 2011A and the Central Park Series 2010 Bonds and asked for the Board's authorization to further explore those opportunities and report back to the Board at the next meeting.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized the Vice Chair to direct Staff to explore potential refunding of the Belle Isle Series 2011A and the Central Park Series 2010 Bonds.

Attorney's Report – Mr. Johnson noted that it looks like the lobbying legislation under Amendment 12 discussed at the previous meeting would be pushed to the 2022 session.
Draft legislation regarding online notices versus published notices is being drafted and watched.

Engineer's Report - Mr. Engel presented for the Board's approval:

**Change Order No. 1
The Rogers Group
Waterside Place Park and Splash Pad
Value Engineering Deduction. Add Park
Dumpster Construction**

Mr. Engel confirmed that the reduced contract amount of \$1,616,467.39 is within budget.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, 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. 2
Frederick Derr & Company, Inc.
Lakewood Centre CORE Phase 2 and SR-70
Turn Lanes 3
Lighting changes and material deduction**

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 2, Frederick Derr & Company.

**Change Order No. 1
Woodruff & Sons, Inc.
White Eagle & Malachite / 44th Ave E Traffic
Signals
Adding Rangeland Parkway Turn Lane
Installation at White Eagle Blvd.**

Mr. Simons noted that this change order is part of the reimbursement agreement the District has in place with the County.

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Woodruff & Sons, Inc.

**Change Order No. 1
Ryngolf Corporation
Blue Lake Road
Deduct Direct Material purchases**

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Ryngolf Corporation.

**Change Order No. 1 ; Final
Cepra Landscape
Academic Ave & Lighterwood Trail
Additional: 187 Confederate Jasmine 3g, 9
Parsoni Juniper 3g, 12 Dwarf red Ixora 3g,
43,000Sq.Ft. Empire Zoysia (turf between
sidewalk and curb: not originally included
on plan)**

On MOTION by Mr. Almand, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1; Final, Cepra Landscape.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the March 5, 2021 meeting.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson