

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting April 9, 2021, 9:00 a.m.

Attending and constituting a quorum:

| | | |
|---------------|--------------------------------|------------|
| Rex Jensen | Chair | |
| 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) |
| Scott Schuhle | US Bank | (by phone) |
| Rob Engel | Stantec | (by phone) |
| Debbie Byerly | SMR | |
| Bob Simons | SMR | (by phone) |
| Garrett Hardy | SMR | |
| Roger Aman | SMR | |

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. Jensen presented the consent agenda.

- i. Minutes
 - March 5, 2021 Board of Supervisors Meeting
- ii. Engineer's Report
 - Bid Award for Waterside Place – Park Exercise Equipment and Benches Award Recommendation Letter and Bid Tabulation
 - Bid Award for Waterside Place Park Bridge Lighting Award Recommendation Letter and Bid Tabulation
 - Change Order No. 123

**Stantec
Services Associated with Lakewood
Ranch Stewardship District
Waterside Neighborhood &
Drainage Support**

- **Change Order No. 18 (Final)
E.t. MacKenzie of Florida, Inc.
44th Ave East Phase V
Reconciliation credits: BDC Shell &
Aggregates, Dot Supply, Valmont, &
Ferguson Enterprises**
- **Change Order No. 12 (Final)
Ryngolf Corporation
Uihlein Road Phase 3 with SR-64
FDOT Turn Lanes
Final Reconciliation (deduct
hydroseed)**
- **Change Order No. 9
Woodruff & Sons, Inc.
Waterside Place Boulevard and
Waterside Place Park Earthwork
Phase 2 – Pond Bank: Sod, clearing
and grading**
- **Change Order No. 1 (Revised)
Woodruff & Sons, Inc.
White Eagle Blvd., Phase V
Revised pricing for grassing & curb
items; removal of Structure S-130A
ordered and shipped not needed
Final Reconciliation of Contract**
- **Change Order No. 2 (Revised)
Woodruff & Sons, Inc.
White Eagle Blvd., Phase V
Modify IBT Manholes: Raise MHs
installed by others to revised plan
grades. Includes new precast riser
sections, filling low areas, grading
to match existing slopes and bahia
sod**
- **Change Order No. 12
Westcoast Electric Services, Inc.
Waterside Place Site Lighting &
Electrical**
- **Install new electrical service to
Building F**
- **Change Order No. 3
SMR Farms, LLC
Lorraine Road South
Relocate 19 additional Crape Myrtle
trees, install 113 additional
variegated Flax Lily, install 1
additional Crape Myrtle +\$9,081**
- **Change Order No. 3
SMR Farms, LLC
Rangeland, Esplanade to Lorraine
Delete from Original Contract 1 Mag
and 7 Ligustrum and Delete from
Change Order 2 – 17 Magnolia**
- **Agreement between the District and
Cepra Landscape, LLC for**

**Landscape and Irrigation
Maintenance Services (Academic
Ave & Lighterwood Trail)**

On MOTION by Mr. Chiofalo, 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

**Acceptance of the September 30, 2020
District Audit**

Mr. Chiofalo reviewed the report noting that the District was found to be in compliance with all of the rules of the Auditor General and provided highlights of significant financial transactions concluded within the fiscal year including six new bonds totaling \$86.3 million.

On MOTION by Mr. Schier, seconded by Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Audit Report for Fiscal Year 2020 into the District's Records.

FOURTH ORDER OF BUSINESS

**Consideration of Bid Award for Waterside
Place Park – Island Park Electric**

A. Award Recommendation Letter

**B. Resolution 2021-18, Award of
Contract**

Mr. Engel presented the recommendation to award the contract for Waterside Place Park – Island Park Electric to Westcoast Electric Services, Inc. for the total bid amount of \$336,351.

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 2021-18, Award of Contract.

FIFTH ORDER OF BUSINESS

**Consideration of Agreement between the
District and Cepra Landscape, LLC for
Landscape Installation Services and
Materials (Bourneside Blvd North Ph. II)**

Mr. Engel presented the agreement for the total amount of \$148,584.70.

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 Cepra Landscape, LLC.

SIXTH ORDER OF BUSINESS

**Consideration of Agreement between the
District and Irrigation Design Associates,
Inc. for Irrigation Installation Services and
Materials (Waterside Place Island Park)**

Mr. Engel presented the agreement for the total amount of \$115,269.00.

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 Irrigation Design Associates, Inc.

SEVENTH ORDER OF BUSINESS

**Consideration of Agreement between the
District and Westcoast Electrical Services,
Inc. for Installation of Bridge Lighting
(Waterside Place Park)**

Ms. Gaarlandt noted that this was the District's standard agreement for the bid award previously approved under the consent agenda.

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 between the District and Westcoast Electrical Services, Inc..

EIGHTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 2
Indigo Expansion Area Project
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 Draw No. 2 for Indigo Expansion Area Project.

**Requisition List for Draw No. 28
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. 28 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 40
Lakewood Centre & NW Sector
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. 40 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 21
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. 21, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 14
Lakewood National and Polo Run Project
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 Draw No. 14 for Lakewood National and Polo Run Project.

**Requisition List for Draw No. 4
Northeast Sector Phase 2C
Series 2020 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. 4 for Northeast Sector Phase 2C.

**Requisition List for Draw No. 16
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. 16 for The Villages of Lakewood Ranch South.

NINTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

TENTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No Report

Attorney's Report – Mr. Johnson noted that Amendment 12 will not be moving forward this year allowing more time to address the issues previously discussed.

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

**Change Order No. 10
Woodruff & Sons, Inc.
Waterside Place Boulevard and Waterside
Place Park Earthwork
Install Volleyball Courts; Feb. extras: Build
berms south & west lake bank on island &
volleyball court sleeves and replace rip rap
rock; tree permit fees**

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. 10, Woodruff & Sons, Inc.

**Work Authorization
Universal Engineering Sciences, LLC
Bourneside Blvd South Ph II
Concrete Compressive Strength for
Cylinders
Structural Steel Visual Inspection**

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, LLC.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Almand, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the April 9, 2021 meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson