

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Continued Meeting August 20, 2021, 9:00 a.m.

Attending and constituting a quorum:

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

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC
Christina Hanna	PFM Group Consulting LLC (by phone)
Kevin Plenzler	PFM Financial Advisors, LLC (by phone)
Jonathan Johnson	Hopping Green & Sams
Misty Taylor	BMO
Brett Sealy	MBS
Sete Zare	MBS
Mike Kennedy	Stantec (by phone)
Anne Ross	LWRSD
Debbie Byerly	SMR
Bob Simons	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

Administrative Matters

Consent Agenda

Mr. Jensen presented the consent agenda.

i. Second Amended and Restated Disclosure of Public Financing (Azario Project Modification)

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 item on the consent agenda.
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THIRD ORDER OF BUSINESS

Business Matters

Consideration of Matters Relative to the Azario GDP Modification

A. Public Hearing on the Imposition of Special Assessment

- o Public Comments
- o Board Comments

- B. Resolution 2021-35, Levying Special Assessments
- C. Resolution 2021-36, Adopting Supplemental Report for 2019 Bonds
 - a. Addendum to the Azario 2019 Supplemental Assessment Methodology
- D. Resolution 2021-37, Adopting Supplemental Report for 2020 Bonds
 - a. Addendum to the Azario 2019 Supplemental Assessment Methodology
- E. Other Matters *(provide under separate cover)*

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened the public hearing.

Mr. Plenzler noted that no changes had been made to the previously presented amended Master Assessment Methodology.

There were no comments from the public.

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District closed the public comments.

Mr. Johnson presented resolution 2021-35.

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 2021-35, Levying Special Assessment.

Mr. Johnson presented resolution 2021-36, Adopting the Supplemental Assessment Methodology specific to the 2019 bonds.

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 2021-36, Adopting Supplemental Report for 2019 Bonds.

Mr. Johnson presented resolution 2021-37, Adopting the Supplemental Assessment Methodology specific to the 2020 bonds.

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 2021-37, Adopting Supplemental Report for 2020 Bonds.

Mr. Sealy noted that these actions close out the retainage accounts associated with both bonds and close the matter associated with the Azario Project.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-38,
Authorizing Boundary Amendment**

- **Draft Legislation for Boundary Amendment**

Noting the agenda items 3 and 4 were the same item, Mr. Johnson presented resolution 2021-38 and reviewed the amendment process through the legislation noting that any associated costs would be carried by the Landowners and not the District.

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2021-38, Authorizing Boundary Amendment and Authorizing the Chair to continue to work with Staff to Develop the Final Legal Description.

FIFTH ORDER OF BUSINESS

Staff Reports

Manager's Report – No Report

Attorney's Report – No Report

Engineer's Report - No Report

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

SEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the August 20, 2021 continued meeting.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson