

# 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

August 6, 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

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	
Anne Ross	LWRSD	
Misty Taylor	BMO	
Brett Sealy	MBS	
Sete Zare	MBS	
Mike Kennedy	Stantec	
Debbie Byerly	SMR	
Bob Simons	SMR	
Roger Aman	SMR	
Garrett Hardy	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.

Mr. Jensen introduced and welcomed Anne Ross, who started her position as Executive Director on August 1<sup>st</sup>.

There were no public comments.

## SECOND ORDER OF BUSINESS

### Administrative Matters

#### Consent Agenda

Mr. Jensen presented the consent agenda.

- i. Minutes
  - July 9, 2021 Board of Supervisors Meeting
  - July 9, 2021 Auditor Selection Committee Meeting
- ii. Resolution 021-31, Ratifying the Sale of the Series 2021 Refunding Bond (Belle Isle and Central Park)
- iii. Engineer's Report
  - Specific Authorization No. 124

- Stantec  
Services Associated with the  
Lakewood Ranch Stewardship  
District  
General District Engineering  
Services (Fiscal Year 2021-2022)
- Change Order No. 101 Under  
Specific Authorization No. 76  
Stantec  
Waterside Master Utilities –  
Miscellaneous Services Project
- Change Order No. 13  
Woodruff & Sons, Inc.  
Waterside Place Boulevard and  
Waterside Place Park Earthwork  
Waterside Park Phase #2 conduit  
sleeves for sidewalk crossing;  
Backflow assembly change per  
Sarasota County
- Change Order No. 2  
Woodruff & Sons, Inc.  
White Eagle & Malachite / 44<sup>th</sup> Ave E  
Traffic Signals  
Sidewalk Removal / Replace at  
White Eagle Blvd.
- Change Order No. 3  
Woodruff & Sons, Inc.  
White Eagle & Malachite / 44<sup>th</sup> Ave E  
Traffic Signals  
Rangeland Signal Modification
- Change Order No. 1  
Sun State Landscape Management,  
Inc.  
Waterside Place Island Park  
Increase in size of (15) Southern  
Live Oaks to 100gallon, 16'-18'Ht.,  
4" Cal. From original contract  
specifications

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 items on the consent agenda.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Public Hearing on the Adoption of the District's Fiscal Year 2021-2022 Budgets and the Imposition of Operations and Maintenance Special Assessments**

- o Public Comments
- o Board Comments
- A. Consideration of Resolution 2021-32, Relating to the Annual Appropriations and Adopting the Fiscal Year 2021-2022 Budgets
- B. Resolution 2021-33, Imposing Special Assessments and Certifying an Assessment Roll for the Fiscal Year 2021-2022

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

There were no comments from the public.

Mr. Chiofalo noted for the record that there were no changes to the budgets previously presented to the Board.

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

Mr. Plenzler confirmed that the assessments levied are below the previously noticed maximum levels.

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 2021-32, Relating to the Annual Appropriations and Adopting the Fiscal Year 2021-2022 Budgets.

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 2021-33, Imposing Special Assessments and Certifying an Assessment Roll for the Fiscal Year 2021-2022.

**FOURTH ORDER OF BUSINESS**

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

- A. Other Matters *(provide under separate cover)*

Mr. Johnson noted that there were no action items under this item.

Ms. Zare noted that the delegation resolution would be presented at the September meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Financing Matters  
Relative to Isles at Lakewood Ranch, Series  
2021 Bonds**

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

Mr. Johnson noted that there were no action items under this item.

Ms. Zare noted that the pre-closing was anticipated in conjunction with the September meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Matters Relative to the  
Azario GDP Modification**

- A. Amended Master Assessment Methodology
- B. Other Matters *(provided under separate cover)*

Mr. Plenzler noted that based on discussion at the previous meeting regarding the potentiality of a townhome product some text amendments had been made to incorporate the townhome product.

On MOTION by Mr. Schier, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the text amendments in the Amended Master Assessment Methodology.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Matters Relative to  
Northeast Sector (Phase 2C)**

- A. Addendum to Supplemental Assessment Methodology
- B. Resolution 2021-30, Supplemental Assessment Resolution

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

Mr. Plenzler noted that a few text amendment had been made to the addendum to be consistent with the Updated Master Methodology with respect to the update to the unit count and to the moneys in the retainage account associated with the expansion parcel.

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 2021-30, Supplemental Assessment Resolution.

Ms. Taylor noted that there were funds in a restricted account and she had prepared directions for the Trustee to move those funds into the project account which needed to be signed by the Chair.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-34, Confirming the Authority of the Chairman, Vice Chairman and Executive Director to Sign Documents Related to Real Estate**

Mr. Johnson presented the resolution adding Ms. Ross as authorized signor.

On MOTION by Mr. Almand, seconded by Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2021-34, Confirming the Authority of the Chairman, Vice Chairman and Executive Director to Sign Documents Related to Real Estate.

**NINTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests & Requisitions**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 8  
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. 8 for Northeast Sector Phase 2C.

**Requisition List for Draw No. 25  
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. 25, Lakewood Centre North – Pre-Funding.

**Requisition List for Draw No. 20  
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. 20 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 44  
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. 44 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 4  
Bourneside Blvd South Ph 2 (Masters Ave  
to Upkwy)  
Landowner Funding (Toll Brothers)**

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 Bourneside Blvd South Ph 2.

**TENTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the financial statements.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**Manager's Report** – No Report

**Attorney's Report** – Mr. Johnson reminded the Board that it had previously discussed to continue today's meeting to August 20<sup>th</sup> and noted that Staff was anticipating having material on the agenda relative to a boundary amendment. Mr. Johnson noted that Committee Weeks in Tallahassee would start at the end of September and Amendment 12, Lobbying Legislation would have to be dealt with and would be monitored.

**Engineer's Report** - No report

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Hunzeker, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to continue the August 6, 2021 meeting to August 20, 2021 at 9:00 a.m. at the current location.

  
Secretary/Assistant Secretary

  
Chairperson/Vice-Chairperson