

# 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

April 1, 2022, 9:00 a.m.

Attending and constituting a quorum:

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

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Kourtney Dinkins	PFM Group Consulting LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Lindsay Whelan	Hopping Green & Sams	
Anne Ross	LWRSD	
Brett Sealy	MBS	
Scott Schuhle	US Bank	
Mike Kennedy	Stantec	

## 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. Minutes
  - March 4, 2022 Board of Supervisors Meeting
- ii. Engineer's Report
  - Change Order No. 114 Under Specific Authorization No. 128  
Stantec  
Deer Drive Traffic Modeling Support Project
  - Change Order No. 1  
Woodruff & Sons, Inc.  
Bourneside Blvd/ Sr-64 Connection  
Inlet Top onsite for Bourneside structures to replace Type 5R with 5L

- **Change Order No. 3**  
**Frederick Derr & Company, Inc.**  
**Lakewood Centre CORE phase 2**  
**and SR-70 Turn Lanes 3**  
**Quantity overruns in order to dig**  
**the ponds to plan design; diving the**  
**3 proposed pressure pipes below irr**  
**main**  
**Conduit overruns/ underruns of bid**  
**form quantities; turn lane to remove**  
**and rebuild; FDOT to mill and**  
**overlay**

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**

**Consideration of Bid Award for Waterside Lift Station #12**

- A. Award Recommendation Letter and Bid Tabulation**
- B. Resolution 2022-16, Award of Contract**

Mr. Kennedy presented the presented the recommendation to award the contract for Waterside Lift Station #12 to Westra Construction Corporation for the total bid amount of \$1,460,367.40.  
 Mr. Kennedy confirmed the amount was within budget.

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 2022-16, Award of Contract.

**FOURTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 28**  
**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. 28 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 7**  
**Northeast 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. 7 for Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 52**  
**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. 52 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 8  
The Isles at Lakewood Ranch Ph 2  
Series 2021 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, The Isles at Lakewood Ranch Ph 2.

Requisition List for Draw No. 32  
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. 32, Lakewood Centre North – Pre-Funding.

**FIFTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the financial statements.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**Attorney's Report –**

- **Status Report on Legislative Amendment**

Mr. Whelan noted that the Boundary Amendment had passed the legislature and is currently awaiting transmittal to the Governor for signature.

**Manager's Report –** No report

**Engineer's Report –** Mr. Kennedy presented for the Board's consideration:

- **Change Order No. 2  
Frederick Derr & Company, Inc.  
Bourneside Blvd. South Phase 2  
Addition of Monarch Acres utilities**

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. 2, Frederick Derr & Company, inc.

- **Change Order No. 8  
Ryangolf Corporation  
Blue Lake Road  
Add FDOT Type SP 12/5/9.5 (Traffic B);  
FDOT Group 6 Base; Stabilized  
Subgrade LBR 60; and Roadway  
Striping**

Mr. Kennedy noted that 90%+ of the cost is reimbursable.

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. 8, Ryangolf Corporation.

**Executive Director's Report**

- **Executed Documents**

Ms. Ross presented a memo summarizing documents signed by her under the authority granted.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Chiofalo, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the April 1, 2022 meeting

  
Secretary/Assistant Secretary

  
Executive Director