

# 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

May 6, 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	
Brent Wilder	PFM Financial Advisors LLC	
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Jonathan Johnson	Hopping Green & Sams	
Anne Ross	LWRSD	
Heather Ross	LWRSD	
Bob Simons	SMR	
Mike Kennedy	Stantec	
Rob Engel	Stantec	(by phone)
Brett Sealy	MBS	
Sete Zare	MBS	
Scott Schuhle	US Bank	(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

### Administrative Matters

#### Consent Agenda

Mr. Jensen presented the consent agenda:

- i. Minutes
  - April 1, 2022 Board of Supervisors Meeting
- ii. Non-Exclusive License Agreement for Lake Maintenance
- iii. Engineer's Report
  - Proposal  
Creative Mailbox Designs  
Blue Lake Road  
Materials and Labor

- **Proposal/Limited Services Agreement  
DMK Associates  
SR64/Lighterwood Trail Intersection  
Bid Phase and Limited Construction  
Phase Services**
- **Proposal  
Driggers Engineering Services  
Incorporated  
State Road 64 and Lighterwood  
Trail Roadway Improvement  
Materials Testing and Inspection  
Services**
- **Proposal  
Universal Engineering Sciences  
Lighterwood Trail/S.R. 64  
Connection  
Construction Materials Testing and  
Sitework**

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 items on the consent agenda.

**THIRD ORDER OF BUSINESS**

**Business Matters**

**Consideration of FDOT Right-of-Way  
Acquisition Offer, Bourneside and SR 70**

Ms. Ross presented the FDOT Acquisition Offer, which has been reviewed by staff. The total amount is \$392,300. Mr. Johnson answered questions.

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 FDOT Right-of-Way Acquisition Offer, Bourneside and SR 70.

**FOURTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 8  
Northeast Sector  
Pre-Funding**

Package is being prepared for the County for reimbursement.

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 – Pre-Funding.

**Requisition List for Draw No. 29  
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. 29 for The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 1  
Sweetwater  
Series 2021 bond**

Reimbursement to the Developer.

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. 1 for Sweetwater.

**Requisition List for Draw No. 53  
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. 53 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 9  
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. 9 The Isles at Lakewood Ranch Ph 2.

**Requisition List for Draw No. 33  
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. 33, Lakewood Centre North – Pre-Funding.

Mr. Almand noted that the request for reimbursement for the two intersections on White Eagle is going out to the County for reimbursement.

**FIFTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the financial statements.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**Attorney's Report –**

- **Legislative Update** (*provided under separate cover*)

Mr. Johnson noted that Senate Bill 4C, adopted in Special Session regarding dissolution of five (5) old Taxing Districts, Especially Reedy Creek as reported in the press, has no impact on the Stewardship District. Mr. Johnson will provide additional information as it becomes available.

**Manager's Report –** Ms. Gaarlandt reminded the Board that the June meeting will be the first step in the budget adoption process, approving a proposed budget. Board members should be receiving their Form 1, financial statement, shortly which must be submitted by the July 1<sup>st</sup> deadline.

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

- **Change Order No. 4  
The Rogers Group  
Waterside Place Park Pavilion and  
Splash Pad**

**Design Changes: County Plan changes;  
Epoxy floor breezeway; Fypon  
Columns; Outdoor furniture  
Price Increases: Drain pipe, steel, alum  
dormer/vent/louvers; truss; door,  
window; playground, plumbing, wire**

Mr. Simons confirmed that the amount is 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 Change Order No. 4, The Rogers Group.

**Executive Director's Report**

- **White Eagle Blvd. & Prairie View Dr. Stormwater Outfall Structure Repair**
- **BRU Status Update** (*provided under separate cover*)
- **Executed Documents**

Ms. Ross stated that there was an issue with the White Eagle Blvd. & Prairie View Dr. stormwater outfall structure, which was installed by the FDOT. Staff is of the opinion that it is a design issue, the FDOT believes it is part of the operations and maintenance. The District will fix the issue and seek reimbursement from the FDOT. Mr. Jensen requested that the District Secretary is copied on the correspondence. Mr. Simons provided additional information.

Ms. Ross noted that the BRU evaluation is under way, there is a contract in place with PFM for their portion of it, and the engineering firm, PWR now Respect. which has worked with BRU for many years is doing the engineering evaluation and providing that information to PFM.

Ms. Ross noted that the memo summarizing signed documents is included in the agenda packet.

Ms. Ross introduced Heather Ross, Administrative Assistant.

**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. Hunzeker, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the May 6, 2022 meeting

  
Secretary/Assistant Secretary

  
Executive Director