

# 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

July 8, 2022, 9:00 a.m.

Attending and constituting a quorum:

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

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Jennifer Glasgow	PFM Group Consulting LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	
Kevin Plenzler	PFM Financial Advisors LLC	
Lindsay Whelan	Kutak Rock	
Anne Ross	LWRSD	
Heather Ross	LWRSD	
Bob Simons	SMR	
Mike Kennedy	Stantec	
Rob Engel	Stantec	(by phone)
Sete Zare	MBS	(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

#### Consideration of Resolution 2022-19, Designating Date, Time, and Location for Regular Meetings for Fiscal Year 2022-2023

Ms. Gaarlandt noted that the meeting schedule reflects continuing the current schedule.

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2022-19, Designating Date, Time, and location for Regular Meetings for Fiscal year 2022-2023.
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## THIRD ORDER OF BUSINESS

#### Consideration of Resolution 2022-20 Designating Date, Time, and Location for a Landowners' Meeting

Ms. Gaarlandt noted that the Landowners' Meeting must be held on November 8<sup>th</sup>.

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2022-20, Setting the Landowners' Meeting for November 8, 2022 at 9:00 a.m. at the current location.

**FOURTH ORDER OF BUSINESS**

**Consideration of Notice of Landowner Meeting for 2022 Boundary Amendment Referendum**

Ms. Whelan suggested scheduling this Landowners' Meeting to coincide with the August 5<sup>th</sup> meeting.

On MOTION by Mr. Hunzeker, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved setting a Landowners' Meeting for 2022 Boundary Amendment Referendum for August 5, 2022 at 9:00 a.m. at the current location.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

Mr. Jensen presented the consent agenda:

- i. **Minutes**
  - **June 3, 2022 Board of Supervisors Meeting**
- ii. **Engineer's Report**
  - **Change Order No. 117 Under Specific Authorization No. 128 Stantec Deer Drive Traffic Modeling Support Project**
  - **Change Order No. 118 Under Specific Authorization No. 77 Stantec 44<sup>th</sup> Avenue East Phase 5 and Uihlein Road Phase 3 Project Project**
  - **Change Order No. 119 Under Specific Authorization No. 91 Stantec East-West Force main and Water Main Extension Project**
  - **Change Order No. 3 Kissinger Campo & Associates Lakewood Ranch Boulevard Overpass over I-75 to Cattlemen Road (Design) and Lakewood Ranch Boulevard Project Development & Environmental (PD&E) Services Time Extension**
  - **Change Order No. 3 Woodruff & Sons, Inc. Bourneside Blvd / SR-64 Connection Additional Services for Bourneside south of SR-64; Asphalt 1.5" FC 12.5; Asphalt SP 12.5 Overbuild;**

**Performance Turf, Sod; and MOT at  
44<sup>th</sup> & Bourneside**

On MOTION by Mr. Schier, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the items on the consent agenda.

**SIXTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 11  
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. 11 The Isles at Lakewood Ranch Ph 2.

**Requisition List for Draw No. 55  
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. 55 for Lakewood Centre & NW Sector.

**Requisition List for Draw No. 34  
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. 34 for Lakewood Centre North.

**Requisition List for Draw No. 10  
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. 10 for Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 32  
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. 32 for The Villages of Lakewood Ranch South.

**SEVENTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the financial statements.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**Attorney's Report – No Report**

**Manager's Report – No Report**

Engineer's Report – No Report

Executive Director's Report

▪ Executed Documents

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

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Hunzeker, seconded by Mr. Schier in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the July 8, 2022 meeting

  
Secretary/Assistant Secretary

  
Executive Director