

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

November 4, 2022, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Scott Almand	Treasurer/Assistant Secretary
Tony Chiofalo	Assistant Treasurer/Assistant Secretary
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)
Jorge Orsini	PFM Group Consulting LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Jonathan Johnson	Kutak Rock	
Heather Ross	LWRSD	
Anne Ross	LWRSD	
Brett Sealy	MBS	
Sete Zare	MBS	
Misty Taylor	BMO	
Bob Simons	SMR	
Denise Jodoin	LWR Development	
Mike Kennedy	Stantec	
Katie LaBarr	Stantec	
Rob Engel	Stantec	(by phone)
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.

Public Comments

There were no public comments.

SECOND ORDER OF BUSINESS

Administrative Matters

Consent Agenda

Mr. Jensen presented the consent agenda:

- i. Newhaven (rangeland to Malachite) Landscape and Irrigation Monthly Maintenance Agreement
- ii. Minutes
 - October 7, 2022 Board of Supervisors Meeting
- iii. Engineer's Report

- **Change Order No. 5 (Final)**
Frederick Derr & Company, Inc.
Bourneside Blvd. South Phase 2
Balancing Change Order. Changes
due to scope adjustments requiring
alteration in material/quantities
- **Change Order No. 4**
Woodruff & Sons, Inc.
Bourneside Blvd./SR-64 Connection
Unbilled quantities – Final
Reconciliation

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 Matters Relative to the Acquisition of Braden River Utilities

A. Public Hearing

- Public Comments and Testimony
- Board Comments

Mr. Johnson noted that Staff was not prepared to proceed with the noticed public interest hearing and requested that the public hearing be continued to the December 4, 2022 meeting.

On MOTION by Mr. Schier, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District opened and continued the public hearing to December 4, 2022 at 9 a.m. at the current location.

FOURTH ORDER OF BUSINESS

Public Hearing on the District's Intent to Use the Uniform Method of Levying, Collecting, and Enforcing Non Ad-Valorem Assessment

- Public Comments and Testimony
- Board Comments

A. Resolution 2023-03, Adopting the Use of the Uniform Method

Mr. Johnson noticed that this was a house keeping item following the recent boundary amendment.

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

There were no public comments.

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 2023-03, Adopting the Use of the Uniform Method.

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

FIFTH ORDER OF BUSINESS

Financial Matters

Draw Requests

Mr. Almand presented for the Board's Consideration:

Requisition List for Draw No. 36
The Villages of Lakewood Ranch South

**Pre-Funding - Landowner/County
Construction Funding Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker 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. 36 - The Villages of Lakewood Ranch South.

**Requisition List for Draw No. 14
Northeast Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No.14 for Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 59
Lakewood Centre & NW Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 59 - Lakewood Centre & NW Sector.

**Requisition List for Draw No. 15
The Isles at Lakewood Ranch Ph 2
Series 2021 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hunzeker, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 15 - The Isles at Lakewood Ranch Ph 2.

SIXTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

SEVENTH ORDER OF BUSINESS

Staff Reports

Attorney's Report – No Report

Engineer's Report – Mr. Kennedy noted that the last extension of the pre-qualified infrastructure contractors expires in February/March and the District Engineer is preparing to start the pre-qualifying process.

Executive Director's Report

▪ **Executed Documents**

Manager's Report – Mr. Plenzler asked authorization to reach out to Mr. Chiofalo to discuss possible re-financing opportunities.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINETH ORDER OF BUSINESS

Audience Comments

Ms. LaBarr noted that approval was granted for the Lakewood Ranch Southeast Project the previous week. Mr. Jensen requested that Ms. Anne Ross would participant in all meetings regarding future projects.

TENTH 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 November 4, 2022 meeting.


Secretary/Assistant Secretary


Executive Director