

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

December 13, 2024, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair
Tony Chiofalo	Vice-Chair / Assistant Secretary
John Gleeson	Assistant Secretary
Glenda Robertson	Assistant Secretary

Also attending were:

Jane Gaarlandt	PFM Group Consulting LLC	
Jennifer Glasgow	PFM Group Consulting LLC	
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	(by phone)
Jonathan Johnson	Kutak Rock	(by phone)
Anne Ross	LWRSD	
Heather Ross	LWRSD	
Scott Almand	LWRSD	
Brett Sealy	MBS	(by phone)
Misty Taylor	BMO	(by phone)
Bob Simons	LWR Development	
Rob Engel	Stantec	
Suzanne Henke	Public	
Lynn Markgraf	Public	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order and proceeded with the roll. The members in attendance are as outlined above.

Public Comments

There were no public comments.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Resolution 2025-15, Election of Officers

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2025-15, keeping the current slate of officers as follows: Mr. Jensen as Chair, Mr. Chiofalo as Vice-Chair and Assistant Secretary, Ms. Gaarlandt as Secretary, Ms. Robertson, Mr. Hanbury, Mr. Gleeson, Ms. Ross, and Mr. Almand as Assistant Secretaries, Mr. Almand as Treasurer, Ms. Glasgow, Ms. Lane, Ms. Champagne, Ms. Griffith, and Mr. Montejano as Assistant Treasurers.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Jensen presented the consent agenda:

- i. Minutes
 - November 22, 2024 Board of Supervisors Meeting
- ii. Arbitrage Rebate Report
 - Special Assessment Revenue bonds, Series 2024 (Country Club East Project)
- iii. Matters Relative to Palm Grove Project
 - a. Resolution 2025-16, Ratifying the Sale of the Series 2024 Bonds
 - b. Disclosure of Public Financing
- iv. Engineer's Report
 - Change Order No. 141 Under Specific Authorization No. 145 Stantec General District Engineering Services Fiscal Year 2024-2025
 - LWRSE Off-Site Utilities Bid Opening E.T. Mackenzie of Florida, Inc. Bid Extension #3
 - Bourneside Blvd. SE Phase 1 Frederick Derr & Company, Inc. Bid Extension #4

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

FOURTH ORDER OF BUSINESS

Business Matters

Consideration of LWR Southeast Fruitville Offsite Utilities Reimbursement Agreement with Sarasota County

Ms. Ross noted that the agreement is close to final form for inclusion on the County's agenda.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the LWR Southeast Fruitville Offsite Utilities Reimbursement Agreement with Sarasota County authorizing the Chari, Vice-Chair, and Executive Director to execute the final agreement.

FIFTH ORDER OF BUSINESS

Consideration of Bid Award for Lake Kingfisher and Merganser Emergency Remediation Areas 1-7, 9, 10, and 12-15 Project

Mr. Engel noted that one bid was received for the bank erosion remediation for Lake Kingfisher and Merganser recommending awarding the contract to C&M Road Builders, Inc. for the total bid amount of \$315,686.84. Ms. Ross provided additional details on the projects noting that a third repair project would be presented at a later time and confirming that claims were filed with FEMA for all projects.

Ms. Ross noted she had a Hurricane Repair Reimbursement Agreement between the District and SMR 2050, LLC to cover the repair work for the Board consideration which was not currently on the agenda.

On MOTION by Mr. Gleeson, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved amending the agenda to include the Hurricane Repair Reimbursement Agreement between the District and SMR 2050, LLC.

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the Hurricane Repair Reimbursement Agreement between the District and SMR 2050, LLC.

Ms. Ross explained that this repair work would restore the banks back to their prior condition. There is a special FEMA mitigation program that will be explored later to do additional reinforcement of the banks.

On MOTION by Mr. Chiofalo, seconded by Ms. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved awarding the contract to C&M Road Builders, Inc. in the amount of \$315,686.84.

SIXTH ORDER OF BUSINESS

Financial Matters

Draw Requests

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 11
LRSD Taylor Ranch
Series 2023 Bond**

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 11 – LRSD Taylor Ranch, Series 2023 Bond.

**Requisition List for Draw No. 83
Lakewood Centre & NW Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 83 - Lakewood Centre & NW Sector – Pre-Funding.

**Requisition List for Draw No. 62
The Villages of Lakewood Ranch South
Pre-Funding - Landowner/County
Construction Funding Agreement**

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 62 - The Villages of Lakewood Ranch South – Pre-Funding.

**Requisition List for Draw No. 39
Northeast Sector
Pre-Funding**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 39 - Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 1
Bourneside Blvd & Masters Ave
Roundabout
Landowner Funding**

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 1 – Bourneside Blvd & Masters Ave Roundabout – Landowner Funding.

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 – Ms. Gaarlandt reminded the Board members of the required ethics training deadline of December 31st and that the January meeting is scheduled for the 10th.

Engineer’s Report –

Change Order No. 14
Frederick Derr & Company, Inc.
44th Avenue East Phase VI
Barrier Wall to be placed on the
Saddlestone Taylor berm

Mr. Engel presented the Changer Order in the total amount of \$900,625.00.
Mr. Simons provided additional information. Staff will investigate FEMA reimbursement.

On MOTION by Mr. Chiofalo, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 4 – Frederick Derr, 44th Avenue East Phase VI, Barrier Wall to be place on the Saddlestone Taylor berm.

Change Order No. 2
Garney Construction Inc.
Lorraine Road Utilities
Owner Direct Purchase of Materials

Mr. Engel noted the sales tax savings of \$160,302.60.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 2 – Garney Construction, Lorraine Road Utilities, Owner Direct Purchase of Materials.

Executive Director’s Report

Executed Documents

No Additional report.

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

On MOTION by Ms. Robertson, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the December 13, 2024 meeting.



Secretary/Assistant Secretary



Executive Director