

# Lakewood Ranch Stewardship District

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[www.lakewoodranchstewardship.com](http://www.lakewoodranchstewardship.com)

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**BOARD OF SUPERVISORS  
LAKEWOOD RANCH  
STEWARDSHIP DISTRICT**

**Friday, March 7, 2025, 9:00 a.m.  
Schroeder-Manatee Ranch, Inc.  
14400 Covenant Way  
Lakewood Ranch, FL 34202**

For those attending the meeting telephonically, the call-in information for the meeting is as follows:

**Number:** 1-844-621-3956  
**Access code:** 2539 895 0958  
**Join online:** <https://pfmcdd.webex.com/meet/gaarlandtj>

## **BOARD OF SUPERVISORS MEETING AGENDA**

### **Call to Order / Roll Call**

- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **Administrative Matters**

#### **1. Consent Agenda**

- i. Minutes
  - February 7, 2025 Board of Supervisors Meeting
- ii. Arbitrage Rebate Report
  - Special Assessment Revenue Bonds, Series 2015 (Lakewood Centre North Project)
- iii. Tolling Agreement (Lakewood Ranch Taylor Sector)
- iv. Agreement between the District and John Cannon Homes, Inc. Regarding Project Funding and Release from Future Liability (Kingfisher Estates Shoreline)
- v. Matters Relative to the Saddlestone (Taylor Ranch) Project, Series 2025 Special Assessment Revenue Bonds
  - Financing Team Funding Agreement between the District and Forestar (USA) Real Estate Group, Inc.
- vi. Engineer's Report
  - Change Order No. 143 Under Specific Authorization No. 145  
Stantec  
General District Engineering Services FY 2024-2025

### **Business Matters**

2. Consideration of Financing Matters Relative to the Calusa Project, Series 2025 Special Assessment Revenue Bonds
  - A. Master Engineer's Report
  - B. Master Assessment Methodology Report
  - C. Resolution 2025-19, Declaring Special Assessments



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- D. Resolution 2025-20, Setting Public Hearing Date on the Imposition of Special Assessments
- E. Supplemental Assessment Methodology Report
- F. Resolution 2025-21, Delegation Resolution
  - a. Form of 45<sup>th</sup> Supplemental Indenture
  - b. Form of Preliminary Limited Offering Memorandum
  - c. Form of Bond Purchase Agreement
  - d. Form of Continued Disclosure Agreement
- G. Other Matters *(provided under separate cover)*
- 3. Consideration of Financing Matters Relative to the LWR Southeast Project, Series 2025 Special Assessment Revenue Bonds
  - A. Other Matters *(provided under separate cover)*
- 4. Acceptance and Approval of the September 30, 2024 Audited Financial Statements
  - A. Draft Audit Report
- 5. Consideration of Bid Award for Lakewood Ranch Southeast Off-site Utilities
  - A. Award Recommendation Letter
  - B. Resolution 2025-22 Award of Contract
- 6. Consideration of Award for Taylor Ranch East Landscape Buffer Project
  - A. Award Recommendation Letter
  - B. Resolution 2025-23 Award of Contract

#### Financial Matters

- 7. Draw Requests *(provided under separate cover)*
- 8. Compilation Report

#### Other Business

- 9. Staff Reports
  - Attorney's Report
  - District Manager's Report
  - Engineer's Report
    - 2025 Prequalified Landscape & Irrigation Maintenance Contractors
    - Change Order No. 1  
C&M Road Builders  
Lake Kingfisher & Merganser  
Additional quantities added to Areas #1, #15, and West bank Merganser using unit pricing Contingency
    - Rangeland Extension Phase 6, Irrigation Installation – Irrigation Design Associates (IDA)
  - Executive Director's Report
    - Executed Documents
    - Rangeland (Taylor Extension & Bond) Landscape Installation – Cepra Proposal
    - Rangeland (Taylor Extension & Bond) Sod Installation – Cepra Proposal

Audience Comments  
Adjournment

