

LAKWOOD RANCH STEWARDSHIP DISTRICT

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

Minutes - Board of Supervisor's Meeting

June 13, 2025, 9:00 a.m.

Attending and constituting a quorum:

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	(by phone)
Gazmin Kerr	PFM Group Consulting LCC	(by phone)
Kevin Plenzler	PFM Financial Advisors LLC	(by phone)
Brent Wilder	PFM Financial Advisors LLC	
Jonathan Johnson	Kutak Rock	
Anne Ross	LWRSD	
Heather Ross	LWRSD	
Scott Almand	LWRSD	
Misty Taylor	MBO	
Brett Sealy	MBS	
Sete Zare	MBA	
Bob Simons	LWR Development	
Laura Cole	SMR	
Rob Engel	Stantec	
Keith Litzell	Stantect	
Suzanne Henke	Public	
Deborah George	Public	
Lisa A. Brennan	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

Consent Agenda

Mr. Chiofalo presented the consent agenda:

- i. Minutes
 - May 15, 2025 Board of Supervisors Meeting
- ii. Engineer's Report
 - Change Order No. 150 Under

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.

THIRD ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2025-30, Approving Proposed Budgets for Fiscal Year 2025-2026 and Setting a Public Hearing Thereon [suggested dates: Aug. 15 or Sept. 5, 2025]

Ms. Ross provided a summary of the preliminary budget, noting that Staff found it to be reasonable and responsible with assessment increases ranging from \$15-\$33, which equals 3%-6%. Additional details were given on the Taylor Ranch and Southeast Sectors. The District is anticipating purchasing three properties from SMR: Townhall North and the Maintenance Yard already being used by the District, and the Stewardship headquarters it planned to be built on the third property. Staff is working on Central Park turnover of utilities to Manatee County. The BRU budget is similar to the current year's. Mr. Gleeson thanked Ms. Ross for the detailed presentation and asked about the increase level of the assessments. Ms. Ross responded that additional staffing is anticipated to be added, and additional land is being assessed.

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 2025-30, Approving Proposed Budgets for Fiscal Year 2026-2026 and Setting a Public Hearing for September 5, 2025 at 9:00 a.m. at the current location.

FOURTH ORDER OF BUSINESS

Consideration of Assessment Notices for Taylor Ranch (provided under separate cover)

Mr. Johnson provided background and requested the Board's authorization for Staff to proceed with an amended buildout budget to include Taylor Ranch and provide notices for a public hearing thereon for September 5, 2025.

On MOTION by Mr. Gleeson, seconded by Ms. Robertson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized Staff to proceed with build-out budget notices for Taylor Ranch and setting a public hearing for September 5, 2025 at 9:00 a.m. at the current location.

FIFTH ORDER OF BUSINESS

Consideration of Financing Matters Relative to the Calusa Project, Series 2025 Special Assessment Revenue Bonds
A. Other Matters (provided under separate cover)

Tabled

SIXTH ORDER OF BUSINESS

Consideration of Financing Matters Relative to the Saddlestone (Taylor Ranch) Project, Series 2025 Special Assessment Revenue Bonds
A. Other Matters (provided under separate cover)

Tabled

SEVENTH ORDER OF BUSINESS

**Consideration of Financing Matters
Relative to the LWR Southeast Project,
Series 2025 Special Assessment Revenue
Bonds**

A. Other Matters (provided under
separate cover)

Mr. Sealy noted that Staff anticipates bringing action items to the Board at the August meeting.

EIGHTH ORDER OF BUSINESS

Financial Matters

Draw Requests

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 17
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. 17 – LRSD Taylor Ranch, Series 2023 Bond.

**Requisition List for Draw No. 7
Lakewood Ranch Southeast
Pre-Funding - Landowner Construction
Funding Agreement**

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. 7 – Lakewood Ranch Southeast – Landowner Funding.

**Requisition List for Draw No. 45
Northeast Sector
Pre-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. 45 - Northeast Sector – Pre-Funding.

**Requisition List for Draw No. 65
The Villages of Lakewood Ranch South
Pre-Funding - Landowner/County
Construction Funding Agreement**

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. 64 - The Villages of Lakewood Ranch South – Pre-Funding.

**Requisition List for Draw No. 6
Bourneside Blvd & Masters Ave
Roundabout
Landowner 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. 6 – Bourneside Blvd & Masters Ave Roundabout – Landowner Funding.

NINTH ORDER OF BUSINESS

Compilation Report

There were no comments to the financial statements.

TENTH ORDER OF BUSINESS

Staff Reports

Attorney’s Report – No report.

Manager’s Report – Ms. Gaarlandt reminded the Board that the July meeting is scheduled for the 11th due to the July 4th Holiday.

Engineer’s Report

Change Order No. 3
E.T. MacKenzie of Florida, Inc.
Dam Road Water Main Ext. 44th Ave E Ph 5
Force main Ext.
Street light removal + Re-installation /
Badger soft dig / Sod change from Bahia to
St. Augustine

Mr. Litzell presented the change order in the amount of \$244,499.91.

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. 3, E.T. MacKenzie of Florida, Inc.

Change Order No. 15
RIPA & Associates, LLC
Bourneside Blvd II Widening w/3
Roundabouts/ Reclaimed WM & Booster
Pump Station
Replace existing 10’ concrete trail and
replacing existing 10’ asphalt trail

Mr. Engel presented the change order in the amount of \$184,665.25.
Mr. Simons provided additional details.

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. 15, RIPA & Associates, LLC.

Mr. Engel provided updates on Lakewood Ranch Southeast projects going out for bid.

Executive Director’s Report

Executed Documents

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Audience Comments

Ms. Henke requested additional details of the Summary Budget on long-term infrastructure expenditure reserves.
Mr. Chiofalo responded that Staff would prepare a page with details on staffing and reserves to be added to the budget.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Robertson, seconded by Mr. Chiofalo, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the June 13, 2025 meeting.


Secretary/Assistant Secretary


Executive Director