

# MEMORANDUM



Public Works Department  
Fiscal Services Division  
1022 26<sup>th</sup> Ave. E.  
Bradenton, FL 34285

## MANATEE COUNTY FLORIDA

Phone: 941-708-7450  
Fax: 941-708-7502  
[www.myanatee.org](http://www.myanatee.org)

**To:** Vicki Tessmer, Board Records Manager, Clerk of the Circuit Court

**Thru:** Carmen Mosley, Fiscal Operations Division Manager

**From:** Jane Oliver, Bond Coordinator

**Date:** February 19, 2013

**Subject:** COUNTRY CLUB EAST AT LAKEWOOD RANCH  
SUBPHASE QQ, UNIT 1 (PARCEL 504), PHASE 2-B (a/k/a Belleisle)  
Z-86-30/11-S-31 (F)  
RELEASE PRIVATE IMPROVEMENTS AGREEMENT  
SECURING FINAL LIFT OF ASPHALT  
ACCEPT PRIVATE IMPROVEMENTS EXTENSION AGREEMENT  
SECURING FINAL LIFT OF ASPHALT  
ACCEPT VERIFICATION CERTIFICATE

APPROVED IN OPEN SESSION

MAR 07 2013

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

Please schedule on your consent calendar for the next available Board of County Commissioner's Agenda, the following "Form of Motion".

- **Authorization to release** the *Required Improvements Agreement and Temporary Construction Easement for Private Improvements* in the amount of \$33,569.65 securing the final lift of asphalt;

**PLEASE DO NOT RELEASE SURETY BOND NO. 1075399.** This Surety will be used to secure the one (1) year extension for the required private final lift of asphalt improvements agreement, (see below).

- **Acceptance of** and authorization for Chairman to execute the *Required Improvements Agreement and Temporary Construction Easement for Private Improvements*. **This Agreement will be for a one (1) year extension, secured by a Surety Bond previously accepted by the Board of County Commissioners.**
- **Acceptance of**, the Verification Certificate in conjunction with the above agreement;

Vicki Tessmer – Country Clb E @ LWR, Unit 1, Ph 2-B  
February 19, 2013  
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- **Surety Bond No 1075399**, Verification Certificate dated December 31, 2012 issued through Lexon Insurance Company;
- **Extension to February 28, 2014;**
- **Amount of Performance Bond \$33,569.65.**

CM/jo

cc: Records Management  
Andy Fischer, Infrastructure Inspections Div Mgr., Public Works  
James Schier, Stirling Equity Group, LLC  
Bond Safeguard Insurance Co.

Attachments

**APPROVED IN OPEN SESSION**

**MAR 07 2013**

**BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA**

For: CC East @ LWR, Subph QQ, Unit 1, Ph 2B  
(Name of Project)  
Final Lift of Asphalt

**REQUIRED IMPROVEMENTS AGREEMENT AND TEMPORARY  
CONSTRUCTION EASEMENT FOR PRIVATE IMPROVEMENTS**

(Required with a Surety Bond (Attachment "B") as security guaranteeing completion of Required Improvements, Form No. 8417)

**WHEREAS, STIRLING EQUITY GROUP, LLC** (Developer) has made application to Manatee County, Florida (County), for approval of a proposed subdivision or final site plan identified as **COUNTRY CLUB EAST AT LAKEWOOD RANCH, SUBPHASE QQ, UNIT 1 (PARCEL 504), PHASE 2-B (a/k/a BELLEISLE)** (Project), the legal description for which is more particularly described in Exhibit "A", attached hereto and incorporated herein; and

**WHEREAS,** the Manatee County Land Development Code, Ordinance 90-01, requires that a final subdivision plat not be approved for recording, and that a Certificate of Occupancy not be issued in accordance with final site plan approval, until certain improvements required by the Land Development Code or required as a condition of approval of the plat or site plan (Required Improvements) have been duly constructed, completed, and approved, unless the Developer has provided performance security guaranteeing to the satisfaction of the County that such improvements will be duly constructed, completed, and approved; and

**WHEREAS,** in connection with the Project the Developer has submitted construction drawings for the Required Improvements which are on file with and have been approved by the County; and

**WHEREAS,** the Developer desires to obtain approval of the Project prior to installation of the Required Improvements.

**WHEREAS,** the developer has submitted a cost estimate certificate by the Engineer of Record to be an accurate reflection of the cost to complete the remaining Required Improvements, and the Surety Bond referred to below is in an amount which represents at least 200% of that estimated cost with a 3% administrative fee; and

**WHEREAS,** the Required Improvements shall be privately owned necessitating additional covenants and protections for the County and the public in the event that the Developer fails to complete the Required Improvements; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ACCEPTED IN OPEN SESSION

MAR 07 2013

(Pvt Impv Agree)

For: CC East @ LWR, Subph QQ, Unit 1, Ph 2B  
(Name of Project)

1. That the Developer, in consideration of the County's approval of the proposed Project, and for other valuable consideration, hereby agrees to duly construct and complete the Required Improvements and to otherwise comply fully with the Land Development Code, any conditions of the Project's approval, and all other applicable regulations, requirements and agreements.
2. Developer and LEXON INSURANCE COMPANY, a Surety Company duly authorized to transact business in the State of Florida (Surety) are held and firmly bound unto the County as obligee/owner in the amount of THIRTY-THREE THOUSAND FIVE HUNDRED SIXTY-NINE & 65/100 Dollars (words) \$33,569.65 (numbers), and the Developer herewith tenders to the County a Surety Bond, No. 1075399, dated FEBRUARY 3, 2012, and VERIFICATION CERTIFICATE dated DECEMBER 31, 2012 with LEXON INSURANCE COMPANY, in the amount of THIRTY-THREE THOUSAND FIVE HUNDRED SIXTY-NINE & 65/100 Dollars (words) \$33,569.65 (numbers). Said Bond shall not expire until the Required Improvements guaranteed by this Bond has been accepted by the County.
3. That in consideration of the foregoing, it is hereby mutually AGREED as follows:
  - (a) The Developer shall complete to the satisfaction of the County all Required Improvements on or before the 28<sup>TH</sup> day of FEBRUARY 2014 in accordance with the construction drawings or any amendments thereto approved by the County, and unless the County elects to proceed in accordance with Paragraph (b) below, the Surety, upon thirty (30) days written notice of the default from the County will cause to be completed the Required Improvements pay all costs, thereof, including without limitation all engineering, legal and contingent costs.
  - (b) In the event the Developer should fail or refuse to fulfill within the time specified its obligations under this Agreement, the County, at its option, shall have the right to enter upon that portion of the Project property, as determined necessary by the County and take all actions required to construct and complete, or cause to be constructed the Required Improvements. In the event the County should exercise such right, the County shall have the unqualified right to draw funds for the purpose of construction and completing the Required Improvements, or causing the same to be done, and for paying costs incidental to the exercise of its rights hereunder, in such amount as the County shall in its sole discretion determine, in accordance with the terms of the Surety Bond. The Developer shall indemnify and save harmless the County against or from all claims, costs, expenses, damages, injury, or loss, either direct or consequential, including without limitation all engineering, legal, and contingent costs which the county may sustain on account of the failure of the Developer to fulfill its obligations as described herein.

(Pvt Impv Agree)

CC East @ LWR, Subph QQ, Unit 1, Ph 2B  
(Name of Project)

- (c) The Developer, his successors and assigns, hereby grants a temporary easement over property in the Project as necessary to allow the County to complete the Required Improvements.
  - (d) Should it become necessary for the County to complete the Required Improvements, the Developer hereby appoints the County as its agent for the purposes of using the approvals granted for the required improvements.
4. The Developer agrees that it is liable to the County for all costs and damages, as described above, that the County may incur in connection with constructing and completing the Required Improvements for the life of the Project, without regard to the amount of the Surety Bond identified above. Should the Developer fail or refuse to complete the Required Improvements, as required, nothing herein shall be construed as affecting the County's right to resort to any and all legal and equitable remedies against the Developer, including specific performance, to which the Developer hereby agrees.
  5. The Developer understands and agrees that in the event that the Required Improvements are not constructed or installed in the manner or time consistent with this Agreement, the County shall withhold further permits or approvals for the Project until the Required Improvements have been completed or adequate progress, as determined by the Board of County Commissioners, toward completion of the Required Improvements has been demonstrated.
  6. Upon the County's completion of private improvements, the improvement shall be transferred to the Homeowner's Association or that entity set up in the deed restrictions to be responsible for ongoing maintenance of the improvements. In no event shall public funds be used for the maintenance of private improvements, unless they are dedicated to and accepted by the County.

(Pvt Imp./Surety- Developer is Corp.)

For: CC East @ LWR, Subph QQ, Unit 1, Ph 2B

SIGNED AND SEALED this 4 day of February, 2013

**WITNESSES:**  
Sandi Owens  
Witness  
SANDI OWENS

Type or Print Name  
Kelsey Wilson  
Witness  
Kelsey Wilson  
Type or Print Name

**STIRLING EQUITY GROUP, LLC**

Developer  
BY: James R. Schier  
Signature  
James R. Schier  
Type or Print Name  
Manager

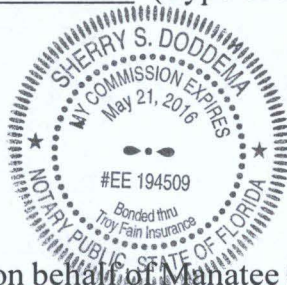
Title (If attorney-in-fact Attach Power of Attorney)  
8210 Lakewood Ranch Blvd.  
Postal Address  
Lakewood Ranch FL 34202  
City State Zip

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida  
COUNTY OF: Sarasota

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of February, 2013, by JAMES R. SCHIER, as MANAGER, (Title), on behalf of the corporation identified herein as Developer and who is personally known to me or who has produced \_\_\_\_\_ (Type of Identification) as identification.

NOTARY SEAL:



Sherry S. Doddeema  
Notary Public  
SHERRY S. DODDEMA  
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 7<sup>th</sup> day of MARCH, 2013.

**BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA**

BY: [Signature]  
Vice Chairman

ATTEST: [Signature]  
R. B. Shore, Clerk of the Circuit Court



**VERIFICATION CERTIFICATE**

SURETY: Lexon Insurance Company

PRINCIPAL: Stirling Equity Group, LLC

OBLIGEE: County of Manatee, State of Florida

DESCRIPTION: Club East at Lakewood Ranch - Subphase QQ Unit 1 Phase 2B  
Aka Belleisle - Final Lift of Asphalt

BOND NO.: 1075399

BOND AMOUNT: \$33,569.65

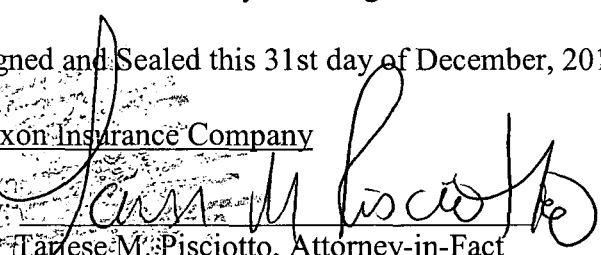
EFFECTIVE DATE: February 3, 2012

We consent to the extension of this agreement to February 28, 2014.

This is to certify that this company has not terminated its suretyship under the above described bond and that such bond according to its records remains in full force and effect until released by the obligee.

Signed and Sealed this 31st day of December, 2012.

~~Lexon Insurance Company~~

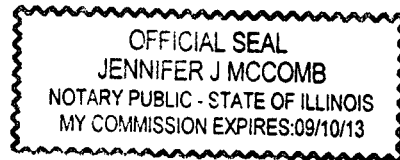
By:   
Tarese M. Pisciotto, Attorney-in-Fact

STATE OF ILLINOIS  
COUNTY OF DU PAGE

The foregoing instrument was acknowledged before me this 31st day of December, 2012.

By:   
Jennifer J. McComb

My commission expires: 9/10/2013



ACCEPTED IN OPEN SESSION

MAR 07 2013

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

# Bond Safeguard INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Woodridge, Illinois, does hereby constitute and appoint: James I. Moore, Bonnie Kruse, Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Gardner, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt, Donna Whalen, Tariese M. Pisciotto\*\*\*\*\*

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$1,000,000.00, One Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate seal to be affixed this 7<sup>th</sup> day of November, 2001.



**BOND SAFEGUARD INSURANCE COMPANY**

BY *David E. Campbell*  
David E. Campbell  
President

### ACKNOWLEDGEMENT

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

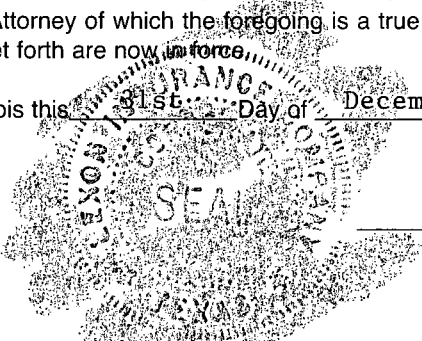
**"OFFICIAL SEAL"**  
**MAUREEN K. AYE**  
Notary Public, State of Illinois  
My Commission Expires 09/21/13

*Maureen K. Aye*  
Maureen K. Aye  
Notary Public

### CERTIFICATE

I, the undersigned, Assistant Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 31<sup>st</sup> Day of December, 20 12



*Philip G. Lauer*  
Philip G. Lauer  
Assistant Secretary

**"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."**