

**MINUTES OF MEETING  
LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Tuesday, May 14, 2024, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

**Present and constituting a quorum:**

John Wollard	Chairperson
Christy Zelaya	Assistant Secretary
Karen Goldstein	Assistant Secretary

**Absent:**

Christian Cotter	Assistant Secretary
Scott Turner	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Attorney

**Audience:**

None

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 1:40 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Cotter, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**April 9, 2024 – Regular Meeting Minutes**

Mr. Ward asked if there were any corrections or deletions to the Minutes; hearing none, he called for a motion.

<p><b>On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, the April 9, 2024 Regular Meeting Minutes were approved.</b></p>
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Mr. Ward indicated the audience members present would be given opportunities to comment and ask questions during the meeting regarding the various agenda items and at the end of the meeting the audience members would be given an opportunity to discuss anything which was not included in the agenda.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-10**

**Consideration of Resolution 2024-10, a Resolution of the Board of Supervisors approving the Proposed Fiscal Year 2025 Budget and setting the Public Hearing on Tuesday, July 9, 2024, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**

*Mr. Ward stated that enclosed in your Board Packages is the proposed Budget with the assumed assessment rates and does include the additional area – Phase Five is what you call that – that was related to the 2024 Bonds, so we now have a total of 1,756 units within the District that will be assessed for this year.*

Ms. Karen Goldstein stated that 1,560 is the most units we have, at this point, and we can't have more than that.

*Mr. Ward indicated that he will then tell you what the assessment rates will be – it does include the additional maintenance costs for the phase Five area that is within the District now, and when we get to the Public Hearing I will obviously revise this for the current unit counts and we'll see what the assessment rates will come out to be at that point in time. The rates did go up with the 1,756 unit count, so we will see what they work out to be. They didn't go up much, only by about \$30 bucks or \$50 bucks a year a unit, so we'll see what they work out to be.*

Mr. John Wollard asked if this motion was just to set the date and time for July 9<sup>th</sup>?

Mr. Ward responded yes, and that we can make any changes to it subsequent to the hearing on July 9<sup>th</sup>.

**On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, Resolution 2024-10 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11**

**Consideration of Resolution 2024-11, a Resolution of the Board of Supervisors Designating Tuesday, November 12, 2024, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232 for a Landowners' Meeting and Election; Providing for publication; Establishing forms for the Landowner Election; and providing for severability and an effective date.**

*Mr. Ward stated this year will be the last year for a landowner's election that we will have in this District. This Resolution sets the landowners election date for November 12, 2024, at 1:00 p.m. here at the offices of Taylor Morrison. I believe the last seat that is up is John's seat, Seat 3, a 4-year seat, and two of the seats will turnover this year to qualified elector seats. If you have any questions, I would be happy to handle them, otherwise this resolution is in order.*

Mr. John Wollard asked to clarify the date of the landowner’s election.

Mr. Ward stated that it is November 12, 2024.

He asked if there were any questions from the Board; hearing none, he called for a motion.

**On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Resolution 2024-11 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-12**

**Consideration of Resolution 2024-12, a Resolution of the Board of Supervisors of the LT Ranch Community Development District implementing Section 190.006(3)(c), Florida Statutes, and requesting that the Sarasota County Supervisor of Elections begin conducting the District’s General Elections; Providing for compensation; setting forth the terms of office; authorizing Notice of the Qualifying period; and providing for severability and an effective date.**

Mr. Ward stated that Statute requires the board to implement the requirements of chapter 190 that provide for the general elections or resolution 2024–12 simply does that it calls for the election. We transmit this resolution to the supervisor elections office so they know it’s an election coming up. We already have done that in any event to implement the requirements.

**On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, Resolution 2024-12 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-13**

**Consideration of Resolution 2024-13, a Resolution of the Board of Supervisors Authorizing, Confirming, and Approving the acceptance of Improvements; and addressing severability and an effective date.**

**THIS ITEM WAS DEFERRED**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-14**

**Consideration of Resolution 2024-14, a Resolution of The Board of Supervisors of the LT Ranch Community Development District Ratifying the Actions Of District Staff relative to the Acceptance of responsibility for the perpetual operation and maintenance of certain portions of the Stormwater Management System (Resolution to be provided prior to the meeting).**

**THIS ITEM WAS DEFERRED**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Asset Manager**

No report.

**IV. District Manager**

- a) Florida Law changes for Form 1 filings
- b) Supervisor of Elections Qualified Elector Report dated April 15, 2024
- c) Important Board Meeting Dates for Balance of Fiscal Year 2024
  - i. Candidate Qualifying period: June 10 through June 14, 2024 (Seats 4 & 5)
  - ii. Proposed Public Hearings – Approval of Budget Fiscal Year 2025, July 9, 2024
  - iii. Last Landowners Election – November 12, 2024 (Seat 3)
- d) Financial Statement for period ending April 30, 2024 (unaudited)

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any supervisor's requests; there were none. He asked if there were any audience members present in person or by audio or video with any questions or comments.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:45 p.m.

**On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

  
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James P. Ward, Secretary

  
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John Wollard, Chairperson