

**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 Thursday, December 13, 2018 at 10:00 a.m., at the office of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

**Present and constituting a quorum:**

John Wollard	Chairperson
Adam Painter	Vice Chairperson
Jim Turner	Assistant Secretary
Scott Turner	Assistant Secretary

**Absent:**

Karen Goldstein	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel (phone)

**Audience:**

Drew Miller	Taylor Morrison
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All resident's 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.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

District Manager James P. Ward called the meeting to order at approximately 10:00 a.m. and all members of the Board were present at roll call except Ms. Karen Goldstein.

**SECOND ORDER OF BUSINESS**

**Consideration of Acceptance of Resignation**

**Consideration of acceptance of the resignation of Mr. Tom Dabney from Seat 5 effective October 18, 2018 and the appointment to fill the vacancy in seat five (5).**

- I. Acceptance of Resignation of Mr. Dabney.

<p><b>On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard, and with all in favor, the resignation of Mr. Tom Dabney from Seat 5 effective October 18, 2018 was accepted.</b></p>
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II. Consideration of Appointment to fill the unexpired term of office for Seat 5.

Mr. Ward stated the Board had the ability under the Statute to appoint an individual to fill Mr. Dabney’s unexpired term by vote.

**On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard, and with all in favor, Mr Scott Turner was elected to fill the unexpired term.**

III. Oath of Office.

Mr. Ward, as a Notary Public of the State of Florida, administered the Oath of Office to Mr. Scott Turner. Following Administration of the Oath, Mr. Ward asked Mr. Scott Turner to sign a copy of the Oath and return the signed copy to him for notarization and publication.

IV. Guide to the Sunshine Law and Code of Ethics for Public Employees.

District Counsel, Mr. Jere Earlywine, reviewed the Sunshine Amendment and Code of Ethics with Mr. Scott Turner which indicated Mr S. Turner could not communicate with another Board Supervisor regarding any matter that might potentially come before the Board, and indicated any communications regarding the Board’s interests were Public Record and needed to be given to Mr. Ward for the purpose of record keeping. He stated all record requests needed to be immediately forwarded to Mr. Ward or himself (Mr. Earlywine). He briefly reviewed the Code of Ethics which was a broad category and included subjects such as disclosure of financial interests, voting conflict disclosures and gift disclosures, as well as various prohibitions regarding the use of public office for personal gain and/or family gain.

Mr. Ward indicated all emails sent via the LT Ranch CDD website was filtered through his email for legal purposes.

V. Form 1 – Statement of Financial Interests.

Mr. Ward provided Mr. Scott Turner with the Form 1 Statement of Financial Interests and instructed Mr. S. Turner to file the Form with the Supervisor of Elections of the County in which Mr. S. Turner resided within 30 days. He explained the Supervisor of Elections could fine Mr. S. Turner \$50 per day if the Form was not filed in a timely manner.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2019-1**

**Consideration of Resolution 2019-1 re-designating officers.**

Mr. Ward stated the existing slate could remain with John Wollard as Chairperson, Adam Painter as Vice Chairperson, Jim Turner and Karen Goldstein as Assistant Secretaries and Mr. Ward as Secretary and Treasurer. He stated Mr. Scott Turner could be added as an Assistant Secretary, or the seats could be rearranged. Mr. Jim Turner recommended Mr. Scott Turner be added as Assistant Secretary. It was agreed.

**On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard, and with all in favor, Resolution 2019-1 was adopted with Mr. Scott Turner as Assistant Secretary and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**a. Fiscal Year 2018 and Fiscal Year 2019 Budget.**

Mr. Ward stated the Budget was previously approved for purposes of setting the Public Hearing today. He explained this was the final process necessary to adopt the Budget for Fiscal Year 2018 and Fiscal Year 2019.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there was any Public Comment or Testimony. Hearing none, and without any written Public Comment or Testimony, he called for a motion to close the Public Hearing.

**On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

There were no Board Comments.

**III. Consideration of Resolution 2019-2 adopting the annual appropriation and Budget for Fiscal Year 2018 and Fiscal Year 2019.**

**On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2019-2 was adopted and the Chair was authorized to sign.**

**b. Regarding the district's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments as authorized by section 197.3632, Florida statutes.**

Mr. Ward stated this Resolution set up the procedure of notification to the Tax Collector and Property Appraiser indicating the intent to utilize Tax Collector and Property Appraiser services;

in turn the Tax Collector and Property Appraiser would send an Agreement to the CDD for approval.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there was any Public Comment or Testimony. Hearing none, and without any written Public Comment or Testimony, he called for a motion to close the Public Hearing.

**On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, the Public Hearing was closed.**

II. Board Comment

There were no Board Comments.

III. Consideration of Resolution 2019-3 imposing expressing the districts intent to utilize the uniform method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the LT Ranch Community Development District.

**On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2019-3 was adopted and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

a) **District Attorney**

Mr. Earlywine stated he awaited the Engineer’s report to begin validation which he would discuss during the first quarter of next year at a CDD Meeting.

b) **District Engineer**

There was no report from the District Engineer.

c) **District Manager**

There was no report from the District Manager.

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

There were no Supervisor's Requests or Audience Comments.

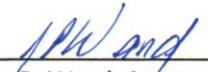
**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 10:16 a.m.

**On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner,  
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

**Oath or Affirmation of Office**

I Scott Turner a citizen of the State of Florida and of the United States of America, and being an officer of the **LT Ranch Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **LT Ranch Community Development District, Sarasota Florida.**

Scott Turner

Signature

Scott Turner

Printed Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) before me this 13 day of December, 2018, by Scott Turner, whose signature appears hereinabove, who is personally known to me or who produced \_\_\_\_\_ as identification.

Jane P. [Signature]

NOTARY PUBLIC  
STATE OF FLORIDA

Print Name

My Commission Expires: \_\_\_\_\_