

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

The Regular Meeting of the Board of Supervisors of the LT Ranch South Community Development District was held on Tuesday, January 13, 2026 at the offices of Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 1:00 p.m. and was presided over by Mr. John Wollard, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

John Wollard	Chairperson
Ron Schwied	Vice Chairperson
Von Kuhns	Assistant Secretary
Scott Turner	Assistant Secretary

Absent:

Christian Cotter	Assistant Secretary
------------------	---------------------

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Counsel

Audience:

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at approximately 1:05 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Christian Cotter, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

October 14, 2025 - Regular Meeting

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

On MOTION made by John Wollard, seconded by Von Kuhns, and with all in favor, the October 14, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Proposals

Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2026-2030

Mr. Ward stated the CDD received two proposals, one from Grau & Associates and one from Berger, Toombs, Elam, Gaines, and Frank. He stated these were the two companies who did most of his CDDs audits. He reported Grau came in at \$22,000 dollars and Berger came in at \$26,250 dollars. He stated he had his team rank the companies for the Board; the Board could accept the rankings or rank the companies as the Board deemed appropriate. He indicated Grau was rated with 35 points and Berger with 31 points. He asked how the Board wished to move forward.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the ranking was accepted as proposed and an agreement with Grau & Associates was authorized.

FOURTH ORDER OF BUSINESS

Consideration of Amendment

Consideration of First Amendment to Reclaimed Water Use Agreement between LT Ranch Development District and Sarasota County amending the January 10, 2023 Agreement to join the LT Ranch South District as a party to the Agreement as well as revising the scope of the Agreement to include the expanded service area

Mr. Ward stated the reclaimed water system and the water use available under the agreement with the County was for the entire community, not separate for each CDD (LT Ranch South and LT Ranch). He explained this amendment brought the LT Ranch South CDD into the agreement LT Ranch CDD currently had with Sarasota County. He indicated there were no other substantive changes to the agreement; all exhibits were amended, the legal description was amended, along with anything else Sarasota County needed amended. He asked for the amendment to be approved subject to Sarasota County's approval; any additional substantive changes would be brought to the attention of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, the First Amendment to the Reclaimed Water Use Agreement was approved subject to Sarasota County approval.

FIFTH ORDER OF BUSINESS

Maintenance Agreement

Maintenance Agreement between Sarasota County, LT Ranch Community Development District, and LT Ranch South Community Development District to operate, maintain, repair and replace landscape, hardscape, irrigation and lighting improvements within the public right-of-way known as Lorraine Road

Mr. Ward stated this agreement brought LTRS into the agreement between LTR and Sarasota County regarding maintenance of the Lorraine Road public right-of-way. He noted it had not yet been approved by Sarasota County, but he did not expect any changes as it was exactly the same as the previous agreement; it just allowed both CDDs to work cooperatively in maintaining the Lorraine Road right-of-way.

Ms. Ashley Ligas noted this agreement was created with the form provided by the County, so she believed the County would be in agreement.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, the Agreement was adopted as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) Financial Report for the period ending October 31, 2025 (unaudited)**
- b) Financial Report for the period ending November 30, 2025 (unaudited)**
- c) Financial Report for the period ending December 31, 2025 (unaudited)**

No report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Ward asked if there were any public comments; there were none.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:12 p.m.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, the meeting was adjourned.

LT Ranch South Community Development District

Signature: James Ward
James Ward (May 13, 2026 15:25:49 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Ronald Schwied
Ronald Schwied (May 13, 2026 07:41:52 EDT)

Email: rschwied@taylormorrison.com

Ron Schwied, Vice-Chairperson










LTRS - Minutes 01 13 2026 - PDF for Sigs

Final Audit Report

2026-05-13

Created:	2026-05-12
By:	Cori Dissinger (dissingerc@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAkDEFvk5e6SdRuhlvgnilCSV-45YQ9qXp

"LTRS - Minutes 01 13 2026 - PDF for Sigs" History

-  Document created by Cori Dissinger (dissingerc@pfm.com)
2026-05-12 - 7:40:14 PM GMT
-  Document emailed to rschwied@taylormorrison.com for signature
2026-05-12 - 7:40:26 PM GMT
-  Document emailed to James Ward (wardj@pfm.com) for signature
2026-05-12 - 7:40:26 PM GMT
-  Email viewed by James Ward (wardj@pfm.com)
2026-05-12 - 7:40:32 PM GMT
-  Email viewed by rschwied@taylormorrison.com
2026-05-12 - 7:46:31 PM GMT
-  Signer rschwied@taylormorrison.com entered name at signing as Ronald Schwied
2026-05-13 - 11:41:50 AM GMT
-  Document e-signed by Ronald Schwied (rschwied@taylormorrison.com)
Signature Date: 2026-05-13 - 11:41:52 AM GMT - Time Source: server - Signature Appearance Selected: DRAW
-  Document e-signed by James Ward (wardj@pfm.com)
Signature Date: 2026-05-13 - 7:25:49 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-05-13 - 7:25:49 PM GMT