

**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 Thursday, February 12, 2026 at the offices of Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 10:00 a.m. and was presided over by Mr. Ron Schwied, Vice 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
Christian Cotter	Assistant Secretary

Also present were:

James P. Ward	District Manager
Sete Zare	MBS Capital

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 10:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

January 13, 2026 - 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 Christian Cotter, and with all in favor, the January 13, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Bond Counsel

Consideration of engaging the firm of Holland and Knight to serve as Bond Counsel for the Series 2026 Bonds

Mr. Ward: We actually engaged the firm initially as bond counsel for the CDD, but lawyers these days want separate engagements for each matter that they do. Denise has provided a copy of the engagement letter. It is the same as what we have used in the past. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, the Firm of Holland and Knight was engaged to serve as Bond Counsel.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors Declaring Special Assessments; Designating the nature and location of the proposed Improvements; Declaring the total estimated cost of the Improvements, The portion to be paid by Assessments, and the manner and timing in which the Assessments are to be paid; Designating the lands upon which the Assessments shall be levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the setting of Public Hearings for Tuesday March 17, 2026, at 11:30 AM, at the office of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward: This is the declaring resolution which declares your special assessments for this particular District. It will be for assessment area 2. We have done assessment area 1. This resolution has attached both an Engineer’s Report and a Methodology which I prepared for you. The two reports identify the total cost of the project that’s going to be financed for assessment area 2 and then the methodology determines the way in which the assessments will be levied across the lots. That methodology will be exactly the same as we have used in assessment area 1 for purposes of the assessments. I will tell you, for assessment area 2, we are contemplating the issuance of approximately \$10,395,000 dollars in par debt with construction proceeds of roughly \$8,448,000 dollars. The assessments are levied across the lots exactly on the methodology we used originally for assessment area 1. This is the maximum amount of the assessments that you will be able to levy in assessment area 2 for this bond issue. It will be under that, we hope, and to the extent that there are any changes going forward, we will modify them. The public hearing is scheduled for Tuesday, March 17, 2026, at 11:30 a.m., here at the offices of Taylor Morrison. This also sets up the process to do mailed notice to all property owners which I think is just Taylor Morrison at this point. He asked if there were any questions; hearing none, he called for a motion.

Mr. John Wollard: Area 2 that we are talking about is - we are issuing bonds on the land that Taylor Morrison took down last year; it's not for future take downs, just to make it clear.

On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026

- **NEXT MEETING: Tuesday March 10, 2026 - Regular Meeting**
- **Tuesday, March 17, 2026, 11:30 AM - Public Hearing: Assessment Area Debt Two**
- **Tuesday, May 12, 2026 - proposed Public Hearing: Budget for FY 2027**

b) Financial Report for the period ending January 31, 2026 (unaudited)

No report.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

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

SEVENTH ORDER OF BUSINESS

Audience Comments

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

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:12 a.m.

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

LT Ranch South Community Development District

Signature: James Ward
James Ward (May 13, 2026 15:27:07 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Ronald Schwied
Ronald Schwied (May 13, 2026 07:43:52 EDT)

Email: rschwied@taylormorrison.com

Ron Schwied, Vice-Chairperson










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Final Audit Report

2026-05-13

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