

**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, March 10, 2026 at the offices of Taylor Morrison, 551 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
Christian Cotter	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Attorney

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 1:00 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 12, 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 February 12, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Audit Proposals

Consideration of Audit Proposals received for Fiscal Year 2025 Audit

Mr. Ward: You have received two proposals, one from Grau and Associates and one from Berger Toombs. There is an auditor analysis included in your Agenda package. You may fill that out as you deem appropriate. My team took the time to fill one out for you. It is based on mandatory elements, technical qualifications and obviously price. In terms of price, the lowest price was Gray for \$4,200 for fiscal year 2025 and Berger Toombs \$5,900 dollars for the same year. In terms of the technical and mandatory elements, my team rated Grau 30 points and Berger Toombs 27 points. He stated his team ranked Grau number one and Berger Toombs number two. He indicated the Board could accept the ranking if it wished or could change the ranking as it deemed appropriate.

On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, the ranking of the Auditor Proposals was accepted as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-4

Consideration of Resolution 2026-4, a Resolution of the LT Ranch South Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Mr. Ward explained the Mutual Aid Agreement would allow the CDD to garner funds from the State in the event of a hurricane if the District was eligible for reimbursement from the State. He noted this was a complicated agreement, and the Board did not have to use the agreement, but it was a good idea to have it in place just in case. 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, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Reclaimed Water Use Agreement between the LT Ranch South Community Development District and Sarasota County to provide reclaimed water as a conservation effort within the community

Mr. Ward explained this Agreement was the same as the one LT Ranch had with Sarasota County.

Ms. Ashley Ligas concurred.

Mr. Ward 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 Reclaimed Water Use Agreement was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of an Interlocal Agreement for shared Improvements between the LT Ranch Community Development District and LT Ranch South Community Development District establishing a cooperative framework for the shared use, operation, and maintenance of common community improvements within Skye Ranch, including parks, trails, roadway, and reclaimed water systems. LT Ranch South CDD will manage and maintain these facilities, with costs shared equitably based on occupied residential lots. The agreement promotes efficiency, consistent service standards, and compliance with Florida’s Interlocal Cooperation Act

Mr. Ward asked for the Interlocal Agreement to be tabled.

The Board agreed.

SEVENTH ORDER OF BUSINESS

Consideration of Conflict Waiver

Consideration of a Conflict Waiver from the firm Kutak Rock addressing the preparation of an Interlocal Agreement between the LT Ranch Community Development District and LT Ranch South Community Development Districts

Mr. Ward stated he felt the Conflict Waiver should be put into place. He noted the waiver indicated Kutak Rock would represent both the LT Ranch and the LT Ranch South CDDs with respect to the shared use agreement. He noted it was a standard form. 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 Conflict Waiver was approved.

EIGHTH 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 17, 2026, 11:30 AM - Public Hearing: Assessment Area Debt Two**
- **Tuesday, April 14, 2026 - presentation of proposed budget for FY 2027**

b) Financial Report for the period ending February 28, 2026 (unaudited)

No report.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

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

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Ward asked if there were any public comments; there were none. There were no members of the public present.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:07 p.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 15:26:40 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Ronald Schwied
Ronald Schwied (May 13, 2026 07:45:44 EDT)

Email: rschwied@taylormorrison.com

Ron Schwied, Chairperson










LTRS - Minutes 03 10 2026 - PDF for Sigs

Final Audit Report

2026-05-13

Created:	2026-05-12
By:	Cori Dissinger (dissingerc@pfm.com)
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-  Document created by Cori Dissinger (dissingerc@pfm.com)
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-  Document emailed to rschwied@taylormorrison.com for signature
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-  Document emailed to James Ward (wardj@pfm.com) for signature
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-  Email viewed by James Ward (wardj@pfm.com)
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-  Email viewed by rschwied@taylormorrison.com
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-  Signer rschwied@taylormorrison.com entered name at signing as Ronald Schwied
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