

**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, June 24, 2025, at 1:30 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

Present and constituting a quorum:

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

Absent:

Christian Cotter	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 1:40 p.m. He conducted roll call; all Members of the Board elected at the Landowner's Meeting were present, with the exception of Supervisor Cotter.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Landowners and Organizational Meeting

THIRD ORDER OF BUSINESS

Administration of Oath

Administration of Oath of Office for the Board of Supervisors of the LT Ranch South Community Development District following the Landowners Election

- I. Oath of Office**
- II. Guide to the Sunshine Amendment and Code of Ethics**
- III. Form 1 – Statement of Financial Interests**

Mr. Ward, as a notary public, administered the Oath of Office to the newly elected Board Members, John Wollard, Ron Schwied, Von Kuhns, and Scott Turner, who filled out the Oath and returned it to Mr. Ward for notarization and inclusion in the record.

Mr. Ward discussed the Sunshine Amendment, Code of Ethics, ethics training requirements, public record laws, as well as Form 1 and how to file Form 1. He indicated questions should be directed to himself (James Ward) or Jere Earlywine or Ashley Ligas (District Attorneys). He indicated he would send out emails with links, instructions, and reminders regarding filing Form 1 and completing the ethics training requirements. He recommended the Board Members use personal email addresses when registering for Form 1 and ethics training.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-25

Consideration of Resolution 2025-25, a Resolution of the Board of Supervisors Re-Designating Officers of the LT Ranch South Community Development District following the Landowners' Election

Mr. Ward asked how the Board wished to designate the officers of the Board.

The Board chose to designate John Wollard as Chairperson, Ron Schwied as Vice Chairperson with the remainder of the Board Members as Assistant Secretaries and James Ward as Secretary and Treasurer.

On MOTION made by John Wollard, seconded by Ron Schwied, and with all in favor, Resolution 2025-25 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-26

Consideration of Resolution 2025-26, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes*

Mr. Ward stated this Resolution canvassed and certified the results of the landowner's election. He indicated in Seat 4 and Seat 5 would be John Wollard and Ron Schwied with 144 votes each; Seat 1, Seat 2, and Seat 3 would be Scott Turner, Christian Cotter, and Von Kuhns with 1 vote each. He indicated Mr. Wollard and Mr. Schwied would serve four-year terms, and the remaining Board Members would serve two-year terms. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schwied, and with all in favor, Resolution 2025-26 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-27**

Consideration of Resolution 2025-27, a Resolution of the Board of Supervisors extending the Terms of Office of all current Supervisors to coincide with the General Election pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date

Mr. Ward stated this Resolution extended the terms of office for the current Supervisors. He explained this District was established in an odd year, so statute required the terms to be shortened or extended to an even year; this District would extend the terms out one year to expire in even years. He noted Seats 1, 2 and 3 would extend until 2028, and Seats 4 and 5 would extend to 2030. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schwied, and with all in favor, Resolution 2025-27 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Minutes****April 23, 2025 – Organizational 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 Ron Schwied, and with all in favor, the April 23, 2025 Organizational Meeting Minutes were approved.

EIGHTH ORDER OF BUSINESS**PUBLIC HEARINGS**

Mr. Ward explained the Public Hearing process noting there were a few public hearings, the first related to the Budget itself.

I. FISCAL YEAR 2025 AND 2026 BUDGET**a) Public Comment and Testimony**

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

On MOTION made by John Wollard, seconded by Ron Schwied, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

On MOTION made by John Wollard, seconded by Ron Schwied, and with all in favor, the Public Hearing was closed.

b) Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

c) Consideration of Resolution 2025-28, the Board of Supervisors of the LT Ranch South Community Development District adopting the annual appropriation and budget for Fiscal Year 2025 and Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Ron Schwied, and with all in favor, Resolution 2025-28 was adopted, and the Chair was authorized to sign.

II. CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – MASTER LIEN FOR ASSESSMENT AREA ONE

Mr. Ward indicated this public hearing was related to the assessment process.

a) Public Comment and Testimony

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

On MOTION made by John Wollard, seconded by Ron Schwied, and with all in favor, the Public Hearing was opened.

Mr. Ward: When we started this process a couple of months ago, we started with what we call a master lien for the entire Community Development District that levied assessments across all of the properties within the CDD, and this would be the public hearing with respect to that. You are amending that process with the consideration and adoption of the resolution before you, to limit the assessment area to just Area 1. Area 1 is the land that has been acquired from another landowner, by Taylor Morrison, although, all of the property is within the boundaries of the District itself, Assessment Area 1 covers a portion of the Community Development District. The Resolution is adopting the Master Engineering Report and the Master Methodology for the entire CDD, but it is levying assessments on just Area 1 pursuant to a supplemental methodology that I prepared for you to levy the assessments on Area 1, consistent with the Master Methodology's concept of how the equivalent residential units are identified, the Master Engineer's Report, the Master Debt Assessments and they are allocated to Area 1 for purposes of the assessment area.

Mr. Jere Earlywine: You all are going to make certain findings. Those findings are in the two reports. With respect to the Engineer's Report, there are findings in there that there is benefit from the project to the land in assessment area 1. Jim's report takes that a step further and says that those are fairly and reasonably allocated across the units within Area 1. Those are within the reports. I think the resolution is in order and ready to be adopted.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

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

b) Board Comment

Mr. Ward asked if there was any Board Comment; there was none.

- c) Consideration of Resolution 2025-29, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District making certain findings; authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an estimated cost of improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the finalization of Special Assessments; addressing the payment of Special Assessments and the Method of Collection; Providing for the allocation of Special Assessments and True-Up Payments; Addressing Government Property, and making provisions relating to the transfer of Real Property to units of Local, State and Federal Government; Authorizing the recording of an Assessment Notice; and providing for severability, conflicts and an effective date**

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2025-29 was adopted, and the Chair was authorized to sign.

III. CONFIRMING 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

a) Public Comment and Testimony

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

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

Mr. Ward: Once you adopt this Resolution, the Resolution will permit Staff to notice both the Property Appraiser and Tax Collector in Sarasota County and the State of Florida that we intend to use the tax rolls in Sarasota County and put assessments on the tax rolls in November. It doesn't require you to do it this November, but it puts in place the process. It will then trigger those two agencies' uniform agreements, those will come back to you at another board meeting in the future, then we will finish the process, and you can put your assessments on tax rolls as early as this November. I don't anticipate we will be doing that this year, however. It will probably be next year before we are in a position to put assessments on the tax rolls, if even that early.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

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

b) Board Comment and Consideration

Mr. Ward asked if there was any Board Comment; there was none.

c) Consideration of Resolution 2025-30, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District confirming 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 South Community Development District

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2025-30 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of a Budget Funding Agreement between Taylor Morrison of Florida, Inc., and the District to fund the District's Fiscal Year 2025 & 2026 General Fund Operating Budgets in lieu of the District levying assessments

Mr. Ward explained the agreement did not bind the Board or Taylor Morrison to any of the costs contained in the Agreement; it simply set a maximum, and as long as the budget stayed below the maximum set in the Agreement, all would be well. 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, Budget Funding Agreement was approved.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-31****Consideration of Resolution 2025-31, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026**

Mr. Ward stated meetings would be scheduled for the second Tuesday of the month at 1:30 p.m. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. He indicated the meetings would immediately follow the Wellen Park meetings and be followed by the LT Ranch meetings. He noted this resolution did not bind the Board to the meeting dates or time; the Board could make changes as it deemed appropriate.

Mr. Wollard asked what time the LT Ranch meetings were scheduled.

Mr. Ward responded the LT Ranch meetings were scheduled for 2:00 p.m. and Wellen Park meetings were scheduled for 1:00 p.m. (in the offices of Taylor Morrison). He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2025-31 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS**Ranking of Engineers****Ranking of engineering proposal to serve as District Engineer and consideration and approval of a Master Engineering Services Agreement**

- a) Ranking of engineering proposals
- b) Consideration and approval of the form of Master Engineering Services Agreement between the LT Ranch South Community Development District and the chosen firm for Engineering Services

Mr. Ward: We went through the process of requesting proposals from engineers pursuant to the Consultant's Competitive Negotiation Act. These are non-price-based proposals where you receive qualifications from the Engineers. I think they do provide fee structures as part of the proposals, but they are not required to. You are required to rank them, and then the number one ranked firm we will enter into an agreement with. You received two proposals, one from Atwell Engineering and another from a firm called Alliant Engineering Services. The proposal criteria is 20 points for: ability of personnel, experience, understanding scope of work, ability to furnish required services, and pricing. I would suggest whoever you would like to, rank number one; we will assign 20 points to that firm and then a lesser number of points to the other firm. Tell me what you would like to do.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Atwell Engineering was given 20 points and ranked number one, and Alliant Engineering Services was given 18 points and ranked number two.

Mr. Ward: Then I will ask for a motion to adopt the form of Master Agreement between the District and Atwell Engineering subject to any changes that we may receive from Atwell Engineering, or that Mr. Earlywine may need to modify as appropriate.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, the form of Master Agreement between the District and Atwell Engineering was adopted.

TWELFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: We have our bond validation hearing coming up August 11th, and 30 days after that is when we will legally be able to issue bonds. John, does that work for your schedule in terms of when you are looking to get bond money?

Mr. Wollard: Yes, sir. That's perfect.

Mr. Earlywine: I also wanted to check in and see where we were at with the improvements. Katie just sent an email out about whether we've got things that are ready to be acquired. Do you know where we are in terms of the first phase of utilities? Are they at substantial completion?

Mr. Wollard: High level is no; we are not quite there. But close. We are paving here in the next couple of days. That's the first phase of paving. There is a little bit more to do and the subsequent mobilization, so I would say we are probably in later July with substantial completion to be able to convey.

Mr. Earlywine: But are you at substantial completion on the utilities? If you're paving, you're probably done with the utilities.

Mr. Wollard: All the utilities within the first paving area are installed. They are not completely tested through the County, but I think the engineer would deem them substantially complete.

Mr. Earlywine: Okay. I'll tell Katie. I think she's already got the package put together, so we will go ahead and acquire those.

II. District Engineer

No report.

III. District Manager

- a) Special District Reporting: Goals and Objectives for Fiscal Year 2026**
- b) Board Meeting Dates for Balance of Fiscal Year 2025**

Mr. Ward stated the Board needed to set the goals and objectives for fiscal year 2025. He noted the goals and objectives were the same as they were for the LT Ranch CDD. He asked for a motion.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, the goals and objectives were approved for fiscal year 2025 were approved.

THIRTEENTH ORDER OF BUSINESS**Supervisor's Requests**

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

FOURTEENTH ORDER OF BUSINESS**Audience Comments**

Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

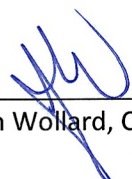
FIFTEENTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 2:05 p.m.

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

LT Ranch South Community Development District



James P. Ward, Secretary

John Wollard, Chairperson