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, July 28, 2026 at 301 N. Cattlemen Road, Suite 112, Sarasota, Florida 34232. It began at 1:00 p.m. and was presided over by Mr. Ron Schwied, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Ron Schwied	Chairperson
Christian Cotter	Vice Chairperson
Von Kuhns	Assistant Secretary
Scott Turner	Assistant Secretary

Also present were:

James P. Ward	District Manager w/PFM
Cori Dissinger	Assistant District Manager w/PFM
Jere Earlywine	District Attorney
Vivian Carvalho	Senior District Manager w/PFM
Susan Singer	Senior Accountant w/PFM

Audience:
Courtney Holowaychuk

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**

Ms. Vivian Carvalho called the meeting to order at approximately 1:12 p.m. She reported present and constituting a quorum were Ron Schwied, Von Kuhns, Christian Cotter, and Scott Turner. She introduced herself and staff. She asked if there were any public comments; there were none.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Meeting

THIRD ORDER OF BUSINESS Appointment

Appointment of Individual to fill Seat 5, which became effective May 1, 2026, whose term is set to expire November 2030. Discussion of individual to fill Seat 5

a) **Appointment of individual to fill Seat 5**
b) **Oath of Office**
c) **Guide to the Sunshine Law and Code of Ethics for Public Employees**
d) **Sample of E-filed Form 1 – Statement of Financial Interests**

Ms. Carvalho asked if the Board wished to appoint an individual to fill Seat 5, set to expire in November 2030.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Mr. Michael Harder was appointed to fill Seat 5 with a term set to expire in November 2030.

Ms. Carvalho noted Mr. Harder was not present; therefore, he would be administered the Oath of Office at a later date.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-14

Consideration of Resolution 2026-14, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch South Community Development District

Ms. Carvalho asked how the Board wished to designate the Officers.

The Board chose to keep Ron Schwied as the Chairperson, Christian Cotter as Vice Chairperson, and the remaining Board Members as Assistant Secretaries.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-14 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Minutes

I. **May 12, 2026 – Regular Meeting**
II. **May 27, 2026 – Regular Meeting**

Ms. Carvalho asked if there were any changes, comments or corrections to the Minutes; hearing none, she called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the May 12, 2026 Regular Meeting Minutes and the May 27, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS PUBLIC HEARINGS

I) FISCAL YEAR 2027 BUDGET

Ms. Carvalho noted this was the public hearing for the fiscal year 2027 budget.

a) Public Comment and Testimony

Ms. Carvalho called for a motion to open the Public Hearing.

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

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. She asked if there were any Board comments; there were none. She called for a motion.

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

b) Board Comment

Ms. Carvalho asked if there were any Board comments regarding the Resolution; there were none.

c) Consideration of Resolution 2026-15, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Ms. Carvalho called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-15 was adopted, and the Chair was authorized to sign.

II) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Ms. Carvalho indicated this public hearing set into place the assessment rate, certified an assessment roll and established a cap rate.

a) Public Comment and Testimony

Ms. Carvalho called for a motion to open the Public Hearing.

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

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions

Ms. Courtney Holowaychuk asked about the assessment rate for operations and maintenance.

Ms. Carvalho: This is a resolution that is very common. Once we go through the general fund budget, which the Board just adopted, that Resolution will outline what each specific end user, or resident, would pay toward that budget. That's what the assessment rate is.

Mr. Schwied explained this was not a special assessment like what you would get from an HOA.

Ms. Carvalho asked if there were any additional questions; hearing none, she called for a motion.

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

b) Board Comment

Ms. Carvalho asked if there were any board questions; there were none.

c) Consideration of Resolution 2026-16, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date

Ms. Carvalho called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-16 was adopted, and the Chair was authorized to sign.

d) Consideration of Resolution 2026-17, a Resolution of the Board of Supervisors Establishing an Operation and Maintenance Assessment Cap for notice purposes only

Ms. Carvalho explained Resolution 2026-17 established a new cap rate; if the assessment rate went above the cap rate in future budgets, notice would be sent to all residents in the community.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-17 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Agreement

Consideration of a Budget Funding Agreement between Taylor Morrison of Florida and the LT Ranch South Community Development District funding a portion of the Fiscal Year 2027 Budget

Mr. Ward: There are certain parts of the infrastructure within the entirety of LT Ranch, both CDDs, for which the operating expenses are included in both budgets. They include Turner Park, Lorraine Road, the trailway system, so a part of the operating costs that are attributed to the LT Ranch South CDD are included in this budget. What we are doing is keeping the assessment rates for operations the same between the two CDDs. In order to do that, there is a contribution that Taylor Morrison will be making to the LT Ranch South budget for fiscal year 2027 to help offset and ensure that the assessment rates remain the same. I expect over time that will work itself out, once development occurs.

Ms. Carvalho noted the exhibit outlined the contribution. She asked if there were any questions; hearing none, she called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Budget Funding Agreement was approved.

EIGHTH ORDER OF BUSINESS Consideration of Interlocal Agreement

Consideration of Interlocal Agreement between the LT Ranch Community Development District and the LT Ranch South Community Development District, which share the cost for the operations/maintenance of facilities that benefit both Districts, including but not limited to Lorraine Road and Turner Park, along with a Conflict Waiver for the firm Kutak Rock for the preparation of the referenced Interlocal Agreement between the two CDD's

Mr. Earlywine: There are two pieces to this. One is the agreement itself, and you guys know, in Artisan Lakes for example, some of these projects are big, the developments are big, and due to the inherent time clock that's put into each CDD you end up having multiple CDDs that you think you're going to develop in turn and ultimately put back together at the end of the process. That's what we are doing at Artisan Lakes. The same thing here at LT Ranch where

there are certain shared improvements including the reclaim water system, the greenway trail, the Lorraine Road improvements and Turner Park, those are all shared improvements between the two Districts. What this Interlocal does is allow LT Ranch South to manage those for both Districts over a period of time and the expectation is, once LT Ranch South is developed the resident boards will have the option to merge, or continue on individually and cost share those master improvements. The purpose of this agreement is to manage those four assets and have LT Ranch South serve as the management entity. There is some cost sharing based upon the number of sold and platted units that show up on the tax roll in May of each year. Jim will adjust his budgets and the cost sharing based on that information from the County. That's the concept behind the agreement. We have a bit of a conflict because my firm represents both Districts, so we have also put into place a conflict waiver. I don't think this is a particularly complicated agreement. Both parties are aligned in terms of getting the assets maintained. It makes sense that the Developer would continue on as the Board in LT Ranch South and do the maintenance because some of this stuff is still being developed. We do ask for the conflict waiver, but I don't think there is any real issue. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the Interlocal Agreement and Conflict Waiver were approved.

NINTH ORDER OF BUSINESS Consideration of Resolution 2026-18

Consideration of Resolution 2026-18, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Ms. Carvalho noted in Resolution 2026-18 the meetings would be the held on the dates and times as outlined, but the location would be changed to 301 North Cattleman Road, Suite 112. She asked if there were any questions; hearing none, she called for a motion.

Mr. Ron Schwied asked if the residents preferred this location as well.

Mrs. Holowaychuk responded in the affirmative.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, Resolution 2026-18 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

District Manager

a) Important Meeting Dates for Fiscal Year 2026:
1. NEXT MEETING: Tuesday, September 8, 2026, Regular Meeting
b) Financial Statement for period ending May 31, 2026 (unaudited)
c) Financial Statement for period ending June 30, 2026 (unaudited)

Mr. Ward reminded the Board to work on the ethics training requirement; it was a self-reporting requirement due to be completed before the end of the calendar year and reported on Form 1 next year. He noted the next meeting was scheduled for September 8, but he did not know whether it would be needed; it might be cancelled. He welcomed Vivian Carvalho to the team noting she had more than 20 years of experience.

Mr. Ward explained statute required CDD Districts to establish goals and objectives on an annual basis. He stated these goals and objectives included public meeting compliance, notice of meeting compliance, access to public records, annual budget preparation, financial reports, etc.; the same as in prior years. He asked the Board to adopt the goals and objectives for calendar year 2026.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the goals and objectives for calendar year 2026 were adopted.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Ms. Carvalho asked if there were any supervisor's requests; there were none.

TWELFTH ORDER OF BUSINESS Audience Comments

Ms. Carvalho asked if there were any public comments or questions; there were none.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Carvalho adjourned the meeting at approximately 1:29 p.m.

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

LT Ranch South Community Development District

Signature: Vivian Carvalho

Email: carvalhov@pfm.com

Vivian Carvalho, Secretary

Signature: Ronald Schwied
Ronald Schwied (Nov 16, 2026 12:00:40 EST)

Email: rschwied@taylormorrison.com

Ron Schwied, Chairperson

LTRS - Minutes 07 28 2026

Final Audit Report 2026-11-18

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