

**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, August 19, 2025, at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 1:30 p.m. and was presided over by 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
Christian Cotter	Assistant Secretary

Absent:

Scott Turner	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Denise Ganz	Holland and Knight
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 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 1:54 p.m. He conducted roll call; all Members of the Board elected at the Landowner's Meeting were present, with the exception of Supervisor Scott Turner, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

- I. June 24, 2025 - Landowners Meeting**
- II. June 24, 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 Christian Cotter, and with all in favor, the June 24, 2025 Landowners Meeting and the June 24, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-32

Consideration of Resolution 2025-32, a Resolution of the LT Ranch South Community Development District Authorizing The Issuance Of Not Exceeding \$10,000,000 In Aggregate Principal Amount Of Its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One), The Proceeds Of Which Will Be Applied To Finance A Portion Of The Cost Of A Series Project Consisting Of Certain Public Infrastructure And Facilities Benefiting Certain District Lands, Paying A Portion Of The Interest Coming Due On The Series 2025 Bonds, Funding The Applicable Series Reserve Account For The Series 2025 Bonds, And Paying Costs Of Issuance Of The Series 2025 Bonds, As More Fully Described Herein; Reaffirming The Form Of Master Trust Indenture And Approving The Form Of A First Supplemental Trust Indenture In Connection With The Series 2025 Bonds And Authorizing The Execution Thereof; Ratifying The Appointment Of A Trustee, Paying Agent And Bond Registrar For The Series 2025 Bonds; Providing For Redemption Of The Series 2025 Bonds; Authorizing The Application Of The Proceeds Of The Series 2025 Bonds; Approving The Form, And Authorizing Execution, Of A Bond Purchase Contract Providing For The Negotiated Sale Of The Series 2025 Bonds; Delegating To The Chairperson Or Vice-Chairperson, Or In Their Absence Any Member Of The Board Of Supervisors, The Authority To Award The Series 2025 Bonds Within The Parameters Specified Herein; Approving The Form, And Authorizing The Use, Of A Preliminary Limited Offering Memorandum For The Series 2025 Bonds; Approving The Distribution Of A Final Limited Offering Memorandum For The Series 2025 Bonds And The Execution Thereof; Approving The Form, And Authorizing Execution, Of A Continuing Disclosure Agreement; Authorizing Preparation Of Preliminary And Final Supplemental Assessment Methodology Reports And A Supplement To The Master Engineer's Report And The Use Of Such Reports In The Preliminary Limited Offering Memorandum And Final Limited Offering Memorandum, As Applicable, For The Series 2025 Bonds; Providing For Miscellaneous Matters And Authority; Providing For Severability; And Providing An Effective Date

Mr. Ward indicated this Resolution authorized the issuance of the Series 2025 bonds.

Ms. Denise Ganz reported the Series 2025 bonds were validated on August 11, 2025, and now the CDD would move forward with the first series of the District's bonds attached to assessment area 1. She explained this Resolution allowed the process to move forward to market and sell the bonds and move to closing without having to come back to the CDD for additional approval with respect to the first series of bonds. She explained Resolution 2025-32 authorized the bonds to be issued in an amount not to exceed \$10 million dollars to finance a portion of the project described in a supplemental Engineer's Report; it authorized

the First Supplemental Trust indenture; authorized execution of the Master Trust Indenture; provided details of the bonds related to redemption; authorized application of the proceeds; provided for the negotiated sale of the bonds; set forth parameters for the final pricing of the bonds; authorized the use of a preliminary and final Limited Offering Memorandum; authorized execution and delivery of the Continuing Disclosure Agreements; provided for the preparation of the Supplemental Engineer's Report, as well as the Preliminary Assessment Methodology; and provided miscellaneous authorization to the necessary entities for the purpose of moving forward with issuance of the bonds.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-32 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-33

Consideration of Resolution 2025-33, a Resolution Setting Forth The Specific Terms Of The District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings And Confirming and/or Adopting An Engineer's Report And A Supplemental Assessment Report; Delegating Authority To Prepare Final Reports And Update This Resolution; Confirming The Maximum Assessment Lien Securing The Bonds; Addressing The Allocation And Collection Of The Assessments Securing The Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing For The Supplementation Of The Improvement Lien Book; And Providing For Conflicts, Severability And An Effective Date

- a) Supplemental Engineer's Report**
- b) Supplemental Assessment Report**

Mr. Jere Earlywine explained Resolution 2025-33 was related to the delegation of assessments. He noted the CDD adopted a Master Assessment Resolution after a public hearing delegating authority to finalize assessments. He noted this Resolution constituted the final record of the assessments. He stated after the bonds were priced the assessments would be updated and reattached to the resolution which would be the final document. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-33 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-34

Consideration of Resolution 2025-34, a Resolution Of The Board Of Supervisors Of The Lt Ranch South Community Development District Approving Bond Agreements With Taylor Morrison Of Florida, Inc.; Approving Financing Notices; Authorizing The

Chairperson To Execute The Bond Agreements; Providing General Authorization; And Addressing Conflicts, Severability, And An Effective Date

- a) Completion Agreement**
- b) Collateral Assignment**
- c) True-Up Agreement**
- d) Notice of Special Assessments**
- e) Disclosure of Public Finance**
- f) Declaration of Consent**

Mr. Earlywine reported this Resolution was the post issuance compliance guide for taxes and bonds. He explained it approved the Completion Agreement, Collateral Assignment, True-up Agreement, Notice of Special Assessments, Disclosure of Public Finance and the Declaration of Consent. He called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-34 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-35****Consideration of Resolution 2025-35, a Resolution of LT Ranch South Community Development District Approving the District's Post-Issuance Compliance Guide For Tax-Exempt Bonds; And Providing An Effective Date**

Ms. Ganz explained this Resolution set forth policies and procedures required to be taken note of in connection with monitoring post issuance in accordance with federal tax law. She stated (indecipherable).

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-35 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-36****Consideration of Resolution 2025-36, a Resolution of the LT Ranch South Community Development District (The "District") Amending The Fiscal Year 2026 Budget Which Begins On October 1, 2025, And Ends On September 30, 2026; Providing A Severability Clause; Providing For Conflict And Providing An Effective Date**

Mr. Ward stated Resolution 2025-26 amended the fiscal year 2026 budget. He explained the amendment correlated to LT Ranch South and LT Ranch to ensure the numbers corresponded to both budgets. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-36 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-37**

Consideration of Resolution 2025-37, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District (The "District") Resignation Dates, Time and Location for Regular Meetings of the Board of Supervisors of The District; Providing for Conflict; Providing for Severability and Providing an Effective Date

Mr. Ward explained Resolution 2025-37 redesignated Board Meeting times going into Fiscal Year 2026; meetings will be held at 1:00 p.m. in the afternoon. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-37 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Earlywine: We are waiting for the appeal period to expire and as soon as that expires in the second week of September we will be able to close on the bonds.

II. District Engineer

No report.

III. District Manager**a) Board Meeting Dates for Balance of Fiscal Year 2025**

No report.

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

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

ELEVENTH 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.

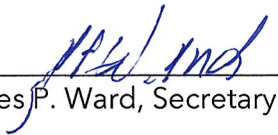
TWELFTH ORDER OF BUSINESS

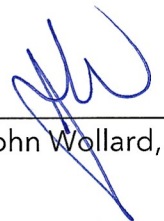
Adjournment

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

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

LT Ranch South Community Development District


James P. Ward, Secretary


John Wollard, Chairperson