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, October 14, 2025, 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. Ron Schwied, Vice Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

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

Absent:

John Wollard	Chairperson
Scott Turner	Assistant Secretary

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. James Ward called the meeting to order at approximately 1:20 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor John Wollard and Supervisor Scott Turner, constituting a quorum.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

August 19, 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 Von Kuhns, seconded by Ron Schwied, and with all in favor, the August 19, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, A Resolution Confirming And Approving The Actions Of The Chairman And District Staff Regarding The Acquisition Of Certain Skye Ranch Neighborhood 6 Improvements And Conveyance Of Skye Ranch Neighborhood 6 Utilities To Sarasota County, Florida; And Addressing Severability And An Effective Date

Mr. Ward indicated this Resolution confirmed and ratified the actions of staff with respect to improvements related to Sky Ranch Neighborhood 6. He noted a resolution was put into place when this District began which allowed staff to proceed with acquisitions of infrastructure in between Board Meetings. He explained this resolution ratified the actions of staff with respect to improvements within Neighborhood 6 which included potable water and wastewater, reuse water improvements, and some surface water and drainage improvements. He noted the documents were signed and the easements were recorded. 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, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-2

Consideration of Resolution 2026-2, A Resolution Ratifying, Confirming, and Approving the Sale of the LT Ranch South Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Ratifying, Confirming, and approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff regarding the sale and closing of the Bonds; determining such actions as being in accordance with the authorization granted by the Board; providing a severability clause; and providing an effective date

Mr. Ward stated Resolution 2026-2 confirmed and ratified the actions of staff, chairperson, and vice chairperson related to the Series 2025 Bonds for Assessment Area One. 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, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Jere Earlywine: We had a successful bond closing and got some money paid for you. I'm happy to answer any questions. There were no questions.

II. District Engineer

No report.

III. District Manager

a) Special District Reporting: Goals and Objectives for Fiscal Year 2026

Mr. Ward explained legislation amended the law a couple of years ago requiring Special Districts to establish performance measures and standards and report on these measures and standards on an annual basis. He stated he prepared the same measures and standards as in the past: Do we meet public meeting compliance requirements? Do we meet notice requirements? Do we provide access to public records? Etc. He explained this was a self-reporting requirement published on the website at the end of the year and was not reported to any outside agencies. He asked for a motion to adopt the performance measures.

On MOTION made by Ron Schwied, seconded by Christian Cotter, and with all in favor, the performance measures and standards were adopted.

Mr. Ward reminded the Board to complete the ethics training before the end of the calendar year. He noted it was self-reporting on Form 1. He stated an email reminder would also be sent to the Board.

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 1:27 p.m.

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

LT Ranch South Community Development District

James P. Ward

James P. Ward, Secretary

John Wollard
John Wollard (Jan 13, 2026 14:05:18 EST)

John Wollard, Chairperson

LTRS - Minutes 10/14/25

Final Audit Report 2026-01-19

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