

**MINUTES OF MEETING
LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Continued Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Wednesday, April 27, 2022, at 11:00 a.m. at the offices of Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

Present and constituting a quorum:

John Wollard	Chairperson
Scott Turner	Assistant Secretary
Christy Zelaya	Assistant Secretary
Jim Turner	Assistant Secretary
Karen Goldstein	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney
Andrew Gill	

Audience:

All resident's 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*.

MEETING CONTINUED FROM APRIL 22, 2022

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the continued meeting to order at approximately 11:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2022-4

Consideration of Resolution 2022-4, a resolution of the Board of Supervisors approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on Wednesday, July 13, 2022, at 11:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Gill: The District's enabling legislation requires that we submit this proposed budget by June 15 of each year. Given that the proposed budget was submitted to the state already, the approval of this budget does not bind the Board to any of the costs set forth in the proposed budget, but it set a cap which can be changed prior to and at the public hearing date.

Mr. Jim Turner: I noticed with regard to page 2, the General Fund Budget, under stormwater management services, preserve services, we've got a substantial decrease in preserve maintenance. Is that because there was an initial cleanup and now it's just stabilized?

Discussion ensued regarding this line item, and the possibility of this line item being over budgeted last year.

Mr. Jim Turner: I noticed the rates are budgeted to go up. How does that work? If I'm a homeowner there and got a notice that my rate was going up, for the 65 foot lot owner, from \$650 dollars to \$1,072 dollars, percentage wise that's quite a jump. How does that work with regard to expectations that the homeowners have with regard to these rates?

Ms. Zelaya: This is for the going forward, so it doesn't affect people that have closed, right? This is just what's left to close, so the new people, once we update our contract will now be paying this new rate, so they don't necessarily --

Mr. Wollard: This is for all.

Mr. Gill: Yes. There is a cap rate increase as well. So, since we are above the cap rate that we initially set, we are sending out mailed notices to all the residents which lets them know of this rate increase.

Discussion ensued regarding the rate increase; the rate increase being for operations and maintenance increase; residents being aware that CDD fees for maintenance would rise as needs for additional maintenance grew with the growing community; and builder subsidization keeping rates lower in the early years.

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2022-4 was adopted, and the Chair was authorized to sign.

THIRD ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Earlywine: I know the engineer is working up the updated Engineer's Report so we can issue our second series of bonds, or next year's bonds I should say, for later this year. Then, Andrew, if you would, just coordinate with me and we can draft up that mailed notice that goes out to try to minimize some of the questions that we get later on.

II. District Manager

Mr. Gill: We are still working through the 20 year needs analysis with the engineer, so that will be filed before it's due date which is June 30, 2022.

FOURTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any audience members present in person or by audio/video with any questions or comments; there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 11:07 a.m.


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

Attest:

LT Ranch Community Development District



James P. Ward, Secretary



John Wollard, Chairperson