

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

The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Tuesday, January 10, 2023, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

Present and constituting a quorum:

Christy Zelaya	Assistant Secretary
Christian Cotter	Assistant Secretary
Karen Goldstein	Assistant Secretary

Absent:

John Wollard	Chairperson
Scott Turner	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney
Ron Schwied	District Engineer

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*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 1:03 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Wollard and Supervisor Turner, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

December 13, 2022 - Regular meeting

Mr. Ward asked if there were any corrections or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Christian Cotter, seconded by Ms. Christy Zelaya, and with all in favor, the December 13, 2022 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-11

Consideration of Resolution 2023-11, a resolution of the Board of Supervisors of the LT Ranch Community Development District confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain neighborhood two single family stormwater improvements; and addressing severability and an effective date

Mr. Ward: Items 3, 4, 5, and 6, I will just describe to you in general what they all are and then we will do separate motions for each of them. All of the four resolutions do exactly the same thing. They accept the acquisition of certain infrastructure in different neighborhoods to the CDD: 2023-11 does neighborhood 2, single family stormwater; 2023-12 does neighborhood 3 stormwater; 2023-13 does CP1 phases 2, 4 through 7, and 8 stormwater; and 2023-14 does neighborhood 2 utilities. Additionally, that resolution conveys those utilities on to Sarasota County for operations and maintenance. He asked if there were any questions; hearing none, he called for a motion for each.

On MOTION made by Mr. Christian Cotter, seconded by Ms. Christy Zelaya, and with all in favor, Resolution 2023-11 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-12

Consideration of Resolution 2023-12, a resolution of the Board of Supervisors of the LT Ranch Community Development District confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain neighborhood three stormwater improvements; and addressing severability and an effective date

On MOTION made by Mr. Christian Cotter, seconded by Ms. Christy Zelaya, and with all in favor, Resolution 2023-12 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-13

Consideration of Resolution 2023-13, a resolution of the Board of Supervisors of the LT Ranch Community Development District confirming and approving the actions of the chairman and district staff regarding the acquisition of certain CP-1, Phases 2, 4-7, 8 stormwater improvements; and addressing severability and an effective date

On MOTION made by Mr. Christian Cotter, seconded by Ms. Christy Zelaya, and with all in favor, Resolution 2023-13 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-14

Consideration of Resolution 2023-14, a resolution of the Board of Supervisors of the LT Ranch Community Development District confirming and approving the actions of the chairman and district staff regarding the acquisition of certain Skye Ranch Neighborhood Two Utilities and conveyance of Skye Ranch Neighborhood Two Utilities to Sarasota County, Florida; and addressing severability and an effective date

On MOTION made by Mr. Christian Cotter, seconded by Ms. Christy Zelaya, and with all in favor, Resolution 2023-14 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of an Agreement between the LT Ranch Community Development District (Skye Ranch) and Sarasota County for the permitting and use of Reclaimed Water for irrigation purposes

Mr. Ward: Within LT Ranch Community Development District there is a reclaimed water irrigation system within the community. Part of the water comes from reused wastewater as they call it from Sarasota County that supplements the irrigation water going into a few lakes that are within the District to supplement the irrigation used for all of the community, both the private homes and all of the private roadways, the park, and whatever other areas are irrigated within the community. As a part of that process the County and the District have been discussing an agreement to allow that reclaimed water to come into the District's reuse irrigation system with certain limitations. Basically the limitations are, they have to have the reuse water to do it, and we have to take it to the extent that they have it pursuant to the terms of the agreement. We pay the exact same rate that any other reclaimed water user within Sarasota County has for this water. I believe there is a meter already out there to do that but as a part of this process that meter, which is in Taylor Morrison's name at the moment, will be transitioned over to the District. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Christian Cotter, seconded by Ms. Christy Zelaya, and with all in favor, the Agreement between the LT Ranch Community Development District (Skye Ranch) and Sarasota County for the permitting and use of Reclaimed Water for irrigation purposes was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

a) Operations Report January 2023

No report.

IV. District Manager

a) Financial Statements for period ending December 31, 2022 (unaudited)

Mr. Ward: I have started preparation of the District’s Fiscal Year 2024 Budget. Hopefully, that will come to you either at the March or April Meeting to start the process. With the bond issue that we just finished, that added 764 units that are associated with the 2022 bond issue that we just completed. The operating budget will change substantially going into next year. It will include not only the infrastructure for the 800 units, it will include all of the operations and maintenance that we have for the 764 units that we just had. The reason I’m telling you this early is that this is going to necessitate a mailed notice again to not all of the property owners, but the property owners within the Phase 2 area, assuming we don’t go over the cap rate we established last year when we adopted the budget itself. I won’t know that until we actually finish the preparation of the 2024 budget, which will add all of the operating costs for these new facilities. I’m going to tell you it’s a lot of stuff. Once we add that in there and we figure that out, I will bring that back to you in April and start that process and set a public hearing.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any supervisor’s requests; there were none. He asked if there were any audience questions or comments; there were none.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:10 p.m.

On MOTION made by Mr. Christian Cotter, seconded by Ms. Christy Zelaya, and with all in favor, the meeting was adjourned.


James P. Ward, Secretary

LT Ranch Community Development District

John Wollard, Chairperson