

**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, March 10, 2026 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 Mr. John Wollard, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

John Wollard	Chairperson
Ron Schweid	Vice Chairperson
Anthony Briandi	Assistant Secretary

Absent:

Rob Berry	Assistant Secretary
Jamie Kuca	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Attorney

Audience:

AJ Valentin
Jonathan Bollers
Julie Stuttle
Travis Larose
Timothy Hammond
Courtney Hallawacheck
Mary Kay
Brook Hartmann

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. Ward called the meeting to order at approximately 1:30 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Rob Berry, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

January 13, 2026 - Regular Meeting Minutes

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

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the January 13, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-4

Consideration of Resolution 2026-4, a Resolution of the LT Ranch Community Development District Amending the Fiscal Year 2026 Budget which began 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 the total budget remained basically the same. 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 2026-4 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-5

Consideration of Resolution 2026-5, a Resolution of the LT Ranch Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Mr. Ward explained this Agreement would allow the District to utilize assistance funds from the Division of Emergency Management in the event of a natural disaster if the CDD met certain criteria. He noted this would not cover any infrastructure damaged inside the gated community, only public facilities; however, it was a good idea to have this agreement in place just in case. He reported there was no cost to the CDD to have the agreement in place. 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 2026-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Interlocal Agreement

Consideration of an Interlocal Agreement for shared Improvements between the LT Ranch Community Development District and LT Ranch South Community Development District establishing a cooperative framework for the shared use, operation, and maintenance of common community improvements within Skye Ranch, including parks,

trails, roadway, and reclaimed water systems. LT Ranch South CDD will manage and maintain these facilities, with costs shared equitably based on occupied residential lots. The agreement promotes efficiency, consistent service standards, and compliance with Florida's Interlocal Cooperation Act

Mr. Ward asked this Item to be deferred until the next meeting. The Board was not opposed; the item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Conflict Waiver

Consideration of a Conflict Waiver from the firm Kutak Rock addressing the preparation of an interlocal agreement between the LT Ranch Community Development District and LT Ranch South Community Development Districts

Mr. Ward stated the Conflict Waiver was related to the Interlocal Agreement between LT Ranch and LT Ranch South related to sharing the cost for certain operating facilities. He noted Kutak Rock would be representing both LT Ranch and LT Ranch South. 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, the Conflict Waiver was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- **Tuesday, April 14, 2026 - presentation of proposed Budget for FY 2027**

b) Financial Statement for period ending January 31, 2026 (unaudited)

c) Financial Statement for period ending February 28, 2026 (unaudited)

Mr. Ward: We will likely start your budget process at the next meeting.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

NINTH ORDER OF BUSINESS**Audience Comments**

Mr. Ward asked if there were any public comments or questions.

Ms. Courtney Hallawachek: We have been quoted on a shell path from the extension of the ballpark pathway up to Lorraine for the kids to get to Sky Ranch School and currently we see a really large traffic issue both at the entrance at Turner Park and Sky Ranch Blvd at pick up and drop off times. Between golf carts, bikes, scooters, etc., having a path would be beneficial. I think the quote was \$15,000 dollars for the shell path breakthrough of the berm. It would be really appreciated for consideration. The other ask that I have is stocking the Turner Park Pond with feeder fish. I think you guys can do up to 4 inch fish, is what Richard said. I don't know if there are any larger fish that can be done, to detract from some of the nuisance fishing that we have going on in the back of the neighborhood. That is a really large issue we are facing. So, stocking that pond and the pond at Sunrise Park, if that can be done. Then in addition to that, we need to figure out some sort of solution outside of locking the bathrooms during certain times of day. I don't know if there is an issue with it being addressed as a public park, but then shutting down the bathrooms during certain times of day seems to be an antithesis to that due to vandalism. I don't know if it's cameras or what we need to do to make sure we can protect our assets but also provide the amenity we need to provide. The last thing would be more trash cans at the park. We have a problem with continuously overflowing trash cans. The park is starting to be utilized by residents which is what the goal is, but we only have 3 trash cans.

Mr. Ward: When are the bathrooms locked?

Ms. Hallawachek: The bathrooms are being locked from 3 p.m. to 6 p.m. because that is when it has been found to be vandalism. I know there has been costly vandalism, pulling off fixtures, holes in walls, so I know they are discussing strike locks which is what they use on the other amenities inside the gates. But those do require Wi-Fi access and if we are going to have Wi-Fi then it becomes a question of can we link into the Sherrif's public feed cameras.

Mr. Ward: The District is probably not the right venue for cameras because once you take videos they become public and anyone can see them. So, it's probably not a good idea.

Ms. Hallawachek: Why would we not want the video to be public?

Mr. Ward: Anybody outside of Turner Park could request the video and we would have to keep it as public record. That's not a good idea. I would not recommend that. We would have to store the public record, the larger videos, which is almost impossible for a small CDD to do, but anybody from outside of the community who requested a video, we would have to supply that to them as a matter of public record. That's usually not something residents want us to be able to do.

Ms. Hallawachek said she felt it was a public park and it would not be a problem for there to be video on public record. She noted it was not coincidental that the vandalism coincided with school being let out. She stated she believed the vandalism was not being done by LT Ranch residents. She noted there were no patrols and the Master Association staff did not

come out to the public park at that time. She said maybe the Master Association could patrol the park at that time of day.

Mr. John Wollard noted the Sheriff's Department used to have a program called Star Patrol in which the public could request police surveillance during specific hours.

Ms. Hallawachek stated she requested extra surveillance along Lorraine for the speeding issues during the school zone hours and has been hard pressed to get an extra police officer during that time, so she was doubtful the police would patrol the park during those hours. She discussed the level of vandalism the park was getting now when the school and the community was not at full attendance levels. She asked for cameras to be put in place to deter the vandalism, or to find an alternative vandalism deterrent.

Discussion ensued regarding the public bathroom vandalism; how to deter vandalism; potential temporary camera feeds to determine who was vandalizing the bathrooms; and residents not wanting public record video feed of their children.

Ms. Mary Kay stated children were fishing on Moon Beam and feeding the alligators. She said she felt it was an attractive nuisance and she was worried about the children. She stated children and adults walked right behind her and her neighbor's lanais on a regular basis, all day, every day, creating a hostile environment for her and her neighbors. She discussed people creating videos of her falsely implying she was chasing and harassing them, when she was the one feeling harassed. She stated it was an invasion of privacy.

Mr. ____ 15:58 noted many of the lakes were accessible directly off the CDD trails, which were public trails, and there needed to be no fishing signage placed.

Discussion ensued regarding the need for no fishing signs to be placed along the CDD trails and at the lakes; Turner Lake and Sunrise Lake being the two lakes in which fishing was allowed; no fishing allowed per the Master Association handbook in the other lakes; residents not being able to enjoy their back yards because of trespassers; and the problem with littering around the ponds.

Mr. Ward: Fishing as a matter of law is permitted anywhere in the State. We can put up no fishing signs, but the hard part is the enforcement. The only enforcement mechanism we would have - we can't fine people - is using off duty police officers to enforce no fishing and that tends to be expensive.

Mr. ____: If there were no fishing signs, would it be an option for the homeowners to call the police?

Mr. Wollard: The short answer is yes. If there is signage you can call for some sort of enforcement. If the people are still standing there by the time the police get there -

Ms. ____: It's our first layer of defense. The first thing they say back, after a string of cuss words, is the sign doesn't say no fishing.

Mr. Ward: To the extent that somebody is trespassing on your property you can always call the police.

Discussion ensued regarding trespassers being smart enough to stand on CDD property close to the lake banks and not on actual resident property; putting up signage; where trespassers were fishing; there being alligators in the lakes; and toddlers walking along the lake banks where the alligators were living.

Mr. Ward noted the CDD could call Fish and Wildlife to remove the alligators.

Discussion continued regarding adults with children trespassing and fishing in lakes which were not meant for fishing; and how quickly signage could go up.

Mr. Ward stated he would see what it would cost to put up no fishing signs.

Ms. ____ stated Taylor Morrison salespeople were driving on the trails with golf carts giving tours. She stated golf carts were not supposed to drive on the trail system. She asked for the CDD to consider bollards at the tops of the trail systems.

Discussion ensued regarding motor vehicles driving on the trail systems; the CDD allowing motorized vehicles on the trail systems; the HOA rules prohibiting motorized vehicles from driving on the trail systems; and HOA rules not being legally binding on CDD property.

Mr. Ward stated he believed there might be a mechanism in state statute which would enable the CDD to prohibit motorized vehicles from driving the trail system, but he would have to look into it to be sure.

Ms. ____ asked for this to be added to the to-do list.

Ms. Brook Hartmann thanked Richard and Mr. Ward. She asked if the shade products should be discussed at the next meeting.

Mr. Ward noted he had all the information Ms. Hartmann presented to Richard regarding the shade structures.

Ms. Hartmann reported the shade structure for the littlest playground was going up soon. She thanked Richard. She asked for the remaining proposed shade structures to be considered in the next budget at around \$25,000 to \$30,000 dollars. She noted the remaining shade structures included a small sail over the sand pit and large sail over the large playground structure.

Mr. Ward took note.

Ms. Anna Valentin asked for clarification of Mr. Ward's statement about motorized vehicles and the trail system.

Mr. Ward: The CDD is the owner of a ton of infrastructure within the community itself. My point was only that HOA rules as a matter of law do not affect governmental agencies. The HOA can

enforce their rules to the extent that they want, they just couldn't enforce them as it relates to the CDD.

Ms. Valentin: That's the challenge. Nobody is enforcing them. She discussed the Taylor Morrison salespeople driving on the trail system, backing up onto the shell path and causing significant damage to the shell path, and residents damaging the trails and the shell paths as well with motorized vehicles as a direct result of seeing Taylor Morrison drive the trails.

Mr. Ward indicated he would see what could be done.

Mr. Travis Larose discussed the problem with construction debris in the preserve area behind his home. He noted someone came out to clean the debris in the past. He asked how he should inform the CDD when he noticed the need for additional cleanup.

Mr. Ward responded there was no work order system for reporting problems; Mr. Larose could call if he had a problem.

Mr. Larose asked if preserve cleanup was regularly scheduled.

Mr. Ward stated he believed Taylor Morrison would clean up construction debris as appropriate and the CDD would take over preserve maintenance when Taylor Morrison was done with construction. He said generally preserve areas were maintained quarterly or every six months depending on the preserve and what was needed.

Mr. Wollard stated preserve maintenance was for invasive weeds not for construction debris. He recommended Mr. Larose call Taylor Morrison when he saw construction debris and Taylor Morrison would take care of it.

Mr. Ward stated Mr. Larose could also call him (Mr. Ward) or CDD staff and they would coordinate with Taylor Morrison.

Ms. Julie Stuttle noted her street (Silent Night) dead ended into a crushed rock turnaround which was used regularly. She said the amount of dust and dirt kicked up by the vehicles using the turnaround was a problem. She noted this was the only portion of Sky Ranch which was not paved. She asked who she should contact regarding getting this paved.

Mr. Wollard (with Taylor Morrison) indicated the roadway was Taylor Morrison property. He stated the end of Silent Night connected into a future phase of development and as such a temporary turnaround was required to be in place until the next phase was developed. He stated once the future connection was made it would be paved. He stated a no outlet sign would be put up soon to prevent thru traffic from trying to use Silent Night. He stated Taylor Morrison should be breaking ground for the next phase in approximately 30 to 60 days (he believed), so maybe by the end of 2026 or the beginning of 2027 the turnaround would be no more, and the road would go through.

Ms. _____ explained the problem was the construction trucks leaving in the evenings kicking up dirt and dust and it was getting into residents' pools and lanais. She asked for the turnaround to be temporarily paved.

Mr. Wollard stated in 30 or 60 days it would be dug up to continue water and sewer lines.

Discussion ensued regarding the gravel turnaround being required by county law; and the constant traffic kicking up enough dust to damage pools and new equipment.

Mr. Wollard stated he would look into watering the turnaround down to lessen the amount of dust. He stated he would work to try to better control the dust. He noted he understood the problem as he was experiencing the same at his personal home. *Full disclosure, as we break ground on the new development it is going to continue to be dusty. My goal for our team would be to get in and out of there as fast as humanly possible. You are going to see a lot of equipment. The ponds are going to get low because we are going to be dewatering for sewer and we have gone through this on several subphases. It's going to get a little bit worse before it gets better. I'm sorry. It's not that I'm trying to do it on purpose. It's just kind of the name of the game.*

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:12 p.m.

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

LT Ranch Community Development District

Signature: James Ward
James Ward (Jun 3, 2026 12:20:29 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Ronald Schwied
Ronald Schwied (Jun 1, 2026 07:08:00 EDT)

Email: rschwied@taylormorrison.com

Ron Schwied, Chairman

LTR - Minutes 03 10 2026.needs review

Final Audit Report

2026-06-03

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