

**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 11, 2025, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

**Present and constituting a quorum:**

John Wollard	Chairperson
Ron Schweid	Vice Chairperson
Jamie Kuca	Assistant Secretary
Anthony Briandi	Assistant Secretary
Rob Berry	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Attorney
Ben Steets	Grau and Associates

**Audience:**

Matthew Burris

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 P. Ward called the meeting to order at approximately 1:00 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum. He noted Supervisor Cotter and Supervisor Turner, whose seats were expiring, were not present as two individuals would be appointed to fill these seats at today's meeting.

**SECOND ORDER OF BUSINESS**

**Consideration of Resolution 2025-13**

**Consideration of Resolution 2025-13, a Resolution of the Board of Supervisors appointing qualified electors to fill the vacancies in Seat four (4) and Seat five (5) on the Board of Supervisors pursuant to Section 190.006(3)(b) Florida Statutes. If the Board appoints individuals to fill the seats, the following items will also be considered for the newly appointed members.**

**I. Administration of the Oath of Office****II. Guide to the Sunshine Amendment and Code of Ethics for Public Employees****III. Sample of E-filed Form 1 – Statement of Financial Interests**

Mr. Ward indicated Resolution 2025-13 filled the two vacant seats. He noted statute required the Board to appoint individuals to fill these vacancies. He asked the Board to select two individuals for appointment.

The Board appointed Anthony Briandi and Rob Berry to serve on the Board.

**On MOTION made by John Wollard, seconded by Jamie Kuca, and with all in favor, Resolution 2025-13 was adopted, and the Chair was authorized to sign.**

Mr. Ward, as a notary public, administered the Oath of Office to Mr. Anthony Briandi and Mr. Rob Berry who filled out the Oath and returned it to Mr. Ward for notarization and inclusion in the record. Mr. Ward discussed the Sunshine Amendment, Code of Ethics, ethics training requirements, public record laws, as well as Form 1 and how to file Form 1. He indicated any questions should be directed to himself (James Ward) or Jere Earlywine.

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2025-14****Consideration of Resolution 2025-14, a Resolution Re-Designating the Officers of the LT Ranch Community Development District**

Mr. Ward indicated Resolution 2025-14 re-designated the officers of the District. He asked how the Board wished to designate the officers of the Board.

The Board chose to appoint John Wollard to serve as Chairperson, Ron Schweid to serve as Vice Chairperson, the remaining Board Members to serve as Assistant Secretaries, while James Ward served as Secretary and Treasurer.

**On MOTION made by John Wollard, seconded by Jamie Kuca, and with all in favor, Resolution 2025-14 was adopted, and the Chair was authorized to sign.**

Mr. Ward explained the roles and responsibilities of the officers of the Board and Staff.

**FOURTH ORDER OF BUSINESS****Consideration of Minutes****December 10, 2024 –Regular Meeting Minutes**

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

**On MOTION made by John Wollard, seconded by Jamie Kuca, and with all in favor, the December 10, 2024 Regular Meeting Minutes were approved.**

**FIFTH ORDER OF BUSINESS****Consideration of Audited Financial Statements****Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2024**

Mr. Ward introduced Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates indicated this audit was performed in accordance with the standards set by the Florida Auditor General and the generally accepted auditing standards. He declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He stated pages 3 through 6 were the Management's Discussion and Analysis which provided an overview summary of the financial position and activities of the District. He indicated pages 7 through 12 were the basic financial statements including the governmental wide financial statements and the fund level balance sheet (income statement). He stated pages 13 through 22 were the notes to the financial statements. He indicated next was a schedule comparing the general fund actual activity to the budget, then there was information required by the State of Florida. He stated pages 26 and 27 were the report on internal controls over financial reporting. He stated the District was in compliance with all statutes which were relevant. He reported next was the Management Letter. He stated there were no findings and no recommendations; this was a clean audit with a clean opinion. He asked if there were any questions.

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

**On MOTION made by John Wollard, seconded by Jamie Kuca, and with all in favor, the Audited Financial Statements for Fiscal Year ended September 30, 2024 were accepted into the record.**

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2025-15****Consideration of Resolution 2025-15, a Resolution of the Board of Supervisors of the LT Ranch Community Development District Ratifying, Confirming and Approving the Execution of the Maintenance Agreement for enhancements within Public Right-of-Way for Designated Responsible Entities; and providing for an effective date**

Mr. Ward stated Resolution 2025-15 ratified and confirmed the agreement negotiated with Sarasota County regarding maintenance of the public right-of-way along Lorraine Road which the District currently maintained.

*Mr. Jere Earlywine: This is our right-of-way agreement for Lorraine Road. It does exactly what Jim said. It has the District maintain the enhancements. There are a number of them we are responsible for,*

*including the landscaping, irrigation system, accent lighting, any kind of hardscape, sidewalks, etc. We are required to operate, maintain, repair and replace the enhancements. It does require us to carry certain insurance or cause our contractors to carry insurance, so we have run this past the District's insurance carrier. Most of that burden would obviously be borne by our contractors, and it has an indemnification provision in favor of the County, but it is subject to our sovereign immunity rights. We've got some protection there.*

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

**On MOTION made by John Wollard, seconded by Jamie Kuca, and with all in favor, Resolution 2025-15 was adopted, and the Chair was authorized to sign.**

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

No report.

#### **II. District Engineer**

No report.

#### **III. District Asset Manager**

No report.

#### **IV. District Manager**

- a) Financial Statement for period ending December 31, 2024 (unaudited)
- b) Financial Statement for period ending January 31, 2025 (unaudited)
- c) Financial Statement for period ending February 28, 2025 (unaudited)

No report.

## **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**

***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 or questions.

Mr. Matthew Burris asked who he should contact regarding his neighbors, on both sides, who were building pools. *They have dug up the stormwater drainage pipes because they were run outside of the drainage easement. They have come up, so now we don't have proper drainage.*

Mr. Ward: *Are these rainwater leaders off of roofs?*

Mr. Burris: *Stormwater off of ground. Ground drains in the back corners of our property. The plastic pipes.*

Mr. Wollard: *The plastic pipes are probably going to be Taylor Morrison customer service related more so than an LT Ranch CDD improvement.*

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:17 p.m.

**On MOTION made by John Wollard, seconded by Jamie Kuca, and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

  
James P. Ward, Secretary

  
John Wollard, Chairperson