

**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, April 8, 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
Anthony Briandi	Assistant Secretary
Rob Berry	Assistant Secretary

Absent:

Jamie Kuca	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney

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, with the exception of Supervisor Kuca, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

March 11, 2025 –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 Ron Schweid, and with all in favor, the March 11, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-15

Consideration of Resolution 2025-16, a Resolution of the Board of Supervisors approving the Proposed Fiscal Year 2026 Budget and setting the Public Hearing on Tuesday, June 10, 2025, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward explained the Board had to approve a budget for the purpose of setting a public hearing, the approval process did not bind the Board to anything within the budget, it simply allowed the Board to move forward to the public hearing at which time the Board would be asked to adopt the budget and set into place the assessment rates. He stated the budget period was October 1, 2025 through September 30, 2026. He indicated the public hearing was scheduled for Tuesday, June 10, 2025, at 1:00 P.M. at the offices of Taylor Morrison. He stated the assessment rates were going up from the prior year; the assessment rate ranged currently from \$1,074 dollars per unit up to \$1,842 dollars for the 90 foot lots and with the new budget would range from \$1,381 dollars up to \$2,369 dollars. He explained the primary changes were additions of landscaping for which the CDD was picking up the cost. He noted in the current fiscal year Hurricane Milton damage was \$385,000 dollars. He noted Taylor Morrison was funding the District's reserves up to \$1 million dollars over a 4 year period. He stated the District used these reserve funds to pay for the Hurricane Milton damage. He noted these funds would not be replaced for a few years and only with an increase in assessment rates. He stated as such, at the end of 2027 the CDD would only have about \$700,000 dollars in reserves, which was not enough to fund a reserve account for this kind of CDD.

Mr. Briandi asked if Lennar helped fund any of this; Lennar owned 60 lots.

Mr. Ward indicated Lennar paid its proportional share of operations and capital assessments for the 60 lots that Lennar owned.

Mr. Wollard asked if the proposed budget would be ratified on June 10 and if the CDD had time to negotiate contracts with vendors.

Mr. Ward explained the budget would be adopted on June 10. *We have to go to bid on the landscaping contract. This is the final year of it. The price of the contract is \$195,000 dollars, so it has to, by law, be competitively bid. We are going to do that in the next month or two and get new pricing. Not specific to LT Ranch, but what I'm seeing is these numbers are not going down. We will just have to see what that looks like on a going forward basis, but we will have new bids. That's one of the biggest items on your budget, the landscaping costs.*

Mr. Briandi: Is cost the only determination in hiring a new landscaping company?

Mr. Ward: We did this last one on a qualification and pricing based concept simply because we went through the process of doing just a price based one a number of years and it was a total disaster, so we

do a qualification based one, and you as a Board get to determine the qualifications and the pricing and choose the number one ranked firm.

Mr. Berry: I understand this is preliminary but there was a reference to a neighborhood 6 and 8 wetland. I am not familiar with neighborhood 6 and 8 in LT Ranch. I thought those were in LT Ranch South.

Mr. Ward: They are the last phase of development, which I think you call Phase 5 or 4. We, for purposes of this nomenclature, use what the engineers call it. I do not have a map.

Mr. Wollard: Neighborhood 6 through 9 are LT Ranch South nomenclature, but maybe there are some wetlands called wetland #6 or something like that.

Discussion ensued regarding LT Ranch South's recent approval, and separating LT Ranch South from LT Ranch.

Mr. Berry: A lot of the landscaping is Lorraine Road, and a lot of Lorraine Road landscaping serves past Sky Ranch Blvd which really is going to be LT Ranch South residents, so I suspect that will come under some scrutiny in June. I understand how it's all set up, I'm just saying be prepared for that.

Mr. Ward: When LT Ranch South comes online, so does Lorraine Road, and so does all that landscaping. That will be picked up by the LT Ranch South CDD at some point. I'm not advocating that for the next fiscal year, but at some point, the two CDDs may want to get together and do some cost sharing for Lorraine Road. It's a little early for that because LT Ranch South does not really exist yet.

Mr. Wollard: You're right. There are some obvious cost sharing things.

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

<p>On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-15 was adopted, and the Chair was authorized to sign.</p>

FOURTH ORDER OF BUSINESS

Consideration of Proposals

Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2025-2029

Mr. Ward stated Florida State law requires special districts to go through a qualification and price-based process of analysis for audit services. He stated these RFQs were done on a five year basis, so the CDD would retain an auditor for five years, and at the end of five years the CDD would re-advertise and obtain new proposals. He stated the CDD received two proposals, one from Grau and Associates, and the other from Berger Toombs. He indicated over the past 7 to 8 years the prices for these audits decreased dramatically, but along with the price decrease, the number of companies doing these audits also decreased dramatically which was why only two companies submitted proposals. He indicated his team prepared qualification sheet. He stated based on qualifications and pricing, he recommended ranking Grau #1 and Berger Toombs #2 and authorizing the District Manager to enter into an agreement with Grau and Associates for auditing services. He stated Grau proposed \$24,000 dollars over the five

year period and Berger Toombs proposed \$36,500 dollars over the five year period. He noted Grau was rated the highest in all categories. 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, Grau was rated #1, Berger Toombs was rated #2, and the District Manager was authorized to move forward with an agreement between Grau and Associates and the CDD for auditing services.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Jere Earlywine: Two points. One is, if we are doing an increase in the O&M assessments I will work with you on the letter. Sometimes the residents appreciate having an explanation of what's going up and why.

Mr. Ward: This doesn't require mailed notice because we are still within the cap rate.

Mr. Earlywine: Okay. That was one question, and the second thing is, I've got a one page addendum we can add to the proposal for the audit contract.

Mr. Ward: Okay.

II. District Engineer

No report.

III. District Asset Manager

No report.

IV. District Manager

a) Financial Statement for period ending March 31, 2025 (unaudited)

No report.

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

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. Berry: Now that the wonderful trails are complete through the greenway, and I pace those trails, I see many golf carts going back and forth many times a day. The HOA's suggestion is for us to photograph them and give them a call. There is nothing proactive being done to address it that I can see. I was in the Villages, visiting my parents, and I noticed they had PVC bollards set up with signs "Walking okay, dogs on leash, golf carts not allowed." It's just something for us to consider as a District because of the liability issues.

Mr. Wollard: What are the rules for golf carts and ebikes and all that.

Mr. Ward: The paths are owned by the CDD. You can set up some minimal rules for purposes of use like walking, or whatever you want to put up there. They can't be particularly restrictive and there is really no enforcement mechanism within the context of the CDD. Your HOA can fine people and take away passes and other things that we cannot do, so we are limited. Internally we've talked about putting up bollards. My comment was bollards are not going to stop some kid on a bicycle or an ATV or some single use vehicle that has a motor on it. It will stop a golf cart, but that's about it. And they are public trails and are supposed to be used by the public which are the residents of this community.

Mr. Earlywine: The HOA has its own way of enforcing things through fines and whatnot. The CDD can go through a rule making process under Chapter 120 and create a fine up to \$1,000 dollars that is collectible with attorney fees and things through a civil lawsuit. That is something, if you want to have it in place. As a practical matter, sometimes that's helpful because you can tell people that there is an enforcement mechanism and as a practical matter you can take some enforcement steps, but like Jim says, it's not easy to enforce.

Mr. Ward: I don't necessarily recommend rule making process for purposes of these kinds of issues. It's like a sledgehammer when you don't need a sledgehammer with your residents. The CDD is a governmental agency, so we have sovereign immunity, and we carry \$1 million dollars in liability insurance for purposes of damage and things like that. If somebody is going to get, they are going to get hurt. The golf carts kind of bother me; golf carts are kind of big, but the rest of the stuff, you can do a rule but even enforcing a rule you're really doing something that's hurting your residents on a facility that's probably supposed to be used for some of these things.

Mr. Wollard: On the zoning maps they are labeled as multiuse trails.

Discussion ensued regarding the multiuse trails, who could use the trails, having no way to enforce limitations to use of the trails, and the use of golf carts on the trails being excessive.

EIGHTH ORDER OF BUSINESS


Adjournment

Mr. Ward adjourned the meeting at approximately 1:22 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


James P. Ward, Secretary


John Wollard (Jun 25, 2025 09:04 EDT)
John Wollard, Chairperson







Minutes 4/8/2025

Final Audit Report

2025-06-25

Created:	2025-06-18
By:	Cori Dissinger (coridissinger@jpwardassociates.com)
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