

**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 11, 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:

John Wollard	Chairperson
Scott Turner	Assistant Secretary
Karen Goldstein	Assistant Secretary

Absent:

Christy Zelaya	Assistant Secretary
Christian Cotter	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Attorney
Ron Schwied	District Engineer
Tony Grau	

Audience:

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 1:03 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Zelaya and Supervisor Cotter, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

March 21, 2023 - 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 John Wollard, seconded by Scott Turner, and with all in favor, the March 21, 2023 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022

Mr. Ward introduced Tony Grau with Grau and Associates.

Mr. Tony Grau reviewed the Audited Financial Statements for the Fiscal Year ended September 30, 2022. He stated the audit reflected a clean opinion with respect to the financial statements of the District; Grau believed the financial statements were fairly stated in accordance with generally accepted accounting principles. He stated the next section was the management discussion and analysis which was a recap of the financial activity during the Fiscal Year. He indicated on page 4 was the statement of net position with comparative numbers with the prior year in condensed form on the full accrual basis. He reported next was the condensed income statement which showed revenues, expenses, and the change in net position with comparative numbers to the prior year. He reported after that were the government wide financial statements; first was the balance sheet which showed assets, liability, and net position; then was the statement of activities which showed expenses, and program revenues. He reported next were the governmental funds with the three major funds: the general fund, debt service fund, and capital project fund. He reported the income statement for the funds was on page 11; there was a deficit in the general fund balance as of the end of the year. He reported on page 13 were the footnotes to the financial statements which were consistent with the prior year. He indicated on page 19 were the capital assets and on page 20 was the long term debt. He noted the deficit was currently covered by incoming assessments, but as of the audit date there was a deficit in the general fund. He stated subsequent to year end was an issuance of bonds for approximately \$15 million dollars and there was a litigation note which was a required disclosure. He reported budget to actual was on page 22. He stated the remainder of the report contained the information required by the State of Florida and the Auditor General, as well as the various reports required under government auditing standards and by the Auditor General. He reported there were no findings and only clean opinions.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2022 were accepted for purposes of inclusion in the record.

FOURTH ORDER OF BUSINESS

Consideration of Award of Bid

Consideration of award of bid for landscaping and irrigation maintenance of District assets.

Mr. Ward: We bid this project for a three year period. It was a request for qualifications, the same as we did last time, but we left open the qualifications to let the Board determine in your sole and absolute discretion what qualifications you wanted to look at as it relates to these two bids. One is from Down to Earth Landscaping, and the second is from Sunny Grove Landscaping. The bid prices are \$913,795.63 dollars for Down to Earth and \$812,967.12 dollars for Sunny Grove. From staff's perspective, Sunny

Grove has been doing this project now for a year. As you recall we had to fire our last contractor for a lot of problems. Obviously, I think Sunny Grove is qualified to continue on in this project if you so desire. I am unfamiliar with Down to Earth personally, although his resume seems to be quite extensive. I'm going to ask you for a motion to rank the two bidders as one and two, and then whoever the number one firm is, we will enter into a contract with that firm for purposes of this contract for a three year period.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Sunny Grove was ranked number one, and Down to Earth was ranked number two.

FIFTH ORDER OF BUSINESS

Consideration of Agreement Amendment

Consideration of the first amendment to the Landscape and Irrigation Agreement

Mr. Ward: When we bid this project, we had only included some of the infrastructure that the District had ownership to. Between then and now we have actually added more infrastructure to the system, so I have prepared an amendment to the Landscaping Contract for whoever you chose as number one. In this instance it's Sunny Grove. The amendment to the Contract adds all of the additional facilities that the District has taken on as of today's date. I'm sure more will come online as we go through this process over the next three years, and we can either amend the contract or rebid it as we deem appropriate at that point. The amendment to the contract is a value of \$149,692.45 dollars for the three year period, basically beginning March 1, 2023 through September 30, 2025. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, the first amendment to the Landscape and Irrigation Agreement was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-17

Consideration of Resolution 2023-17, A resolution of the Board of Supervisors of the LT Ranch Community Development District ratifying the actions of the District Staff relative to the acceptances of responsibility for the perpetual Operation and Maintenance of certain portions of the Stormwater Management System

Mr. Ward indicated Resolution 2023-17 ratified actions of the Board and staff related to a requirement of the Sarasota Development Code where the District allowed the County to maintain certain District facilities.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2023-17 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

a) **Field Managers Report March 2023**
No report.

IV. District Manager

- a) **Important Board Meeting Dates for Balance of Fiscal Year 2023:**
1. **Proposed Fiscal Year 2024 Budget – August 8, 2023, 1:00 P.M.**
 2. **NO Meeting June 13, 2023**
 3. **Public Hearings: FY 2024 Budget Adoption – August 8, 2023**
- b) **Financial Statement for period ending March 31, 2023 (unaudited)**

Mr. Ward: Just remember we are going to start our budget process in May of this year. We will schedule the public hearing in July. Assessments are contemplated to increase this year as a result of all of this infrastructure we have taken on, so we will start that process. The reason I tell you that is this will require mailed notice to all residents which last time we did it was the first 800 units, now we are adding to it the bond issue that we did, so I think it's going to be close to 1,400 units if my memory serves me. I've already prepared the letter. So, just keep that in mind before we get to the May meeting.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any supervisor's requests.

Mr. Wollard congratulated Sunny Grove and thanked Down to Earth for submitting a bid.

Mr. Ward asked if there were any audience members present in person or by audio or video with any questions or comments; there were none.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:16 p.m.

On MOTION made by Karen Goldstein, seconded by Scott Turner, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District



James P. Ward, Secretary



John Wollard, Chairperson