

**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 Friday, April 22, 2022, at 11:00 a.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
Christy Zelaya	Assistant Secretary
Jim Turner	Assistant Secretary

Absent:

Karen Goldstein	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Ashley Ligas	District Attorney
Andrew Gill	

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. Andrew Gill called the meeting to order at approximately 11:04 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Goldstein, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 9, 2022 – Regular Meeting Minutes

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

<p>On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, the February 9, 2022, Regular Meeting Minutes were approved.</p>

THIRD ORDER OF BUSINESS**Consideration of Resolution 2022-4**

Consideration of Resolution 2022-4, a resolution of the Board of Supervisors approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on Wednesday, July 13, 2022, at 11:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Gill: Included in your packet is that proposed budget. This resolution begins the approval process for the Budget. It sets a cap on the amount. That cap can be lowered. It can be changed at the public hearing. Until July 13 at any meeting between then we will have time to review, make additional edits and receive your comments on that.

Mr. Jim Turner: I don't want to approve a budget I've not see yet. I don't mind setting the public hearing date for July 13. I think we can proceed in two ways. One, we could run out and make a couple copies real quick and give us a chance to look at it, the other would be to approve the public hearing date today but perhaps defer the approval of the budget until our next CDD meeting.

Mr. Gill: Jim, I'd like to get him a copy of the budget so that he can review it and we defer this resolution until the end of the meeting. Okay, what we'll do is, we will defer approval of Resolution 2022-4 until the end of the meeting. I'll get you a copy of that proposed budget.

Mr. John Wollard: Jim, how far in advance do we need to have the approved budget prior to the adoption meeting?

Mr. Jim Ward: We have to have 60 days' notice to the County. Plus, we have mailed notice on this District, so that takes almost 50 days to do. Those notices have to be out 30 days in advance of the hearing date. If you defer from today, we could do it in May, but your public hearing would have to be in July. I would suggest having an interim meeting between now and your other meeting if that's what you want to do, but otherwise there's just not enough time to get all the mailed notices out. The notice for the County is easy, but it's still 60 days out. Plus, all the legal advertising that goes with this.

Mr. Wollard: I think, to Jim's point, we set the meeting, get the budget circulated. If we need to have an interim meeting, we can do that.

Mr. Ward: What we can do, since today's the 22, if you want to talk about an interim date, what we could do is, at the end of this meeting, continue this meeting to a date and time certain, and then we could have this Item just for that Agenda.

The Board discussed what date would be best to have an interim meeting. It was decided to hold an interim meeting on April 27, 2022 at 11:00 a.m.

Mr. Ward: What we will do at the end of the meeting, instead of a motion to adjourn, Andrew will ask for a motion to continue today's meeting until April 27, 2022 at 11:00 a.m.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-5**

Consideration of Resolution 2022-5, a resolution of the Board of Supervisors approving the assignment of Engineering Services Agreement, dated January 1, 2022, from Waldrop Engineering, LLC to Atwell, LLC together with an Assignment Letter

Mr. Gill: Due to a merger effective January 1, 2022, Waldrop became Atwell, LLC. This Resolution approves the assignment of their existing engineering services agreement from Waldrop to Atwell. The fee schedule was similar. There were slight increases, but it primarily stayed the same. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2022-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-6

Consideration of Resolution 2022-6, 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 Four North (PHASES 1 & 2) utilities and conveyance of Skye Ranch Neighborhood Four North (PHASES 1 & 2) utilities to Sarasota County, Florida

Mr. Gill read the resolution.

Ms. Ashley Ligas: This is the acquisition package for the utilities for the neighborhood for phases 1 and 2. The engineer thought it was the appropriate time for the District to acquire these utilities pursuant to the acquisition agreement. The District has acquired those from the developer in the amounts identified in the package. The package also includes the conveyance documents from the District to the County, so the District can turn those over to the County for perpetual operation and maintenance.

Mr. Jim Turner: Is the District assigning everything it's getting with regard to utilities to the County? So, it's a mirror image, the developer to the District and then the District to the County?

Mr. Ward: That would be true for potable and wastewater. I don't know about the reuse portion, but if the County is excepting a reuse line, then that would be true for the reuse lines also.

Ms. Ligas: Just to clarify, this is solely for phases 1 and 2 of the Phase 4 North area. We are working on phases 3 and 4 of the Phase 4 North.

Mr. Ward: John, do you know, does the County accept reuse water in this District?

Mr. John Wollard: Reuse is private.

Mr. Ward: Then it would just be the potable water and the wastewater.

Ms. Ligas: That is also identified in exhibit A. We do identify reuse, but to the County it's just water and wastewater.

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

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2022-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-7

Consideration of Resolution 2022-7, a resolution of the Board of Supervisors designating a date time, and location for a landowners’ meeting and election; providing for publication; and establishing forms for the landowners’ election

Mr. Gill stated Seat 1, John Wollard, Seat 2, Christy Zelaya, and Seat 5, Scott Turner, were up for landowner election on November 8, 2022. He noted the advertisement and proxy document were included in the Resolution.

Mr. Ward: There is a requirement in the statute that the Board set the landowner’s date time and location at least 90 days in advance of the election. That is one of the reasons this is on the Agenda so early and scheduled for November 8, 2022 at 1:00 p.m. at the Offices of Taylor Morrison, Morrison 551 Cattlemen Road, Suite 200, Sarasota, Florida.

Ms. Ligas: I wanted to point out, this would be the second landowner election of the District; therefore, pursuant to the Statute it has to happen on that first Tuesday. It syncs it up to the Novembers, so because this is the second one, it has to happen on that election day, basically November 8, after, from here on out, while we are having landowner elections, the Board can set it on a date in November, but this second one has to happen on November 8.

Mr. Wollard: I'm not a landowner either.

Mr. Ward: We can just do the landowners election. It just requires, John, for you to be there. It should take us roughly ten minutes to do the meeting.

Mr. Wollard: Okay, we’ll make it work.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2022-7 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-8

Consideration of Resolution 2022-8, a resolution of the Board of Supervisors ratifying the actions of the Board of Supervisors and District staff related to the transfer of the Environmental Resource Permit (“ERP”) and acceptance of responsibility for the perpetual operation and maintenance of certain portions of the stormwater management system

Ms. Ligas: As stormwater ponds are acquired and transferred to the District, the developer typically transfers the permit eventually for the environmental resource permit to the District as well. This is just ratifying the actions of District Staff to initiate that transfer.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2022-8 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Ms. Ligas: We were going to ask about the timing on the upcoming bond issue for where the District was on that?

Mr. Ward: We haven't made any decisions at this moment, but I will discuss that with you offline.

II. District Engineer

a) Stormwater Report update

Mr. Gill: I spoke with the District Engineer earlier. They are working on the stormwater reporting requirement and will get that to us as soon as possible.

III. District Asset Manager

a) Operations Report March 2022

b) Operations Report April 2022

No report.

IV. District Manager

a) Reported number of Registered Voters as of April 15, 2022

b) Financial Statement for period ending January 31, 2022 (unaudited)

c) Financial Statement for period ending February 28, 2022 (unaudited)

d) Financial Statement for period ending March 31, 2022 (unaudited)

Mr. Gill: We have reached out to the County about the number of registered voters in LT Ranch. They haven't given us that information yet. They are required to provide this by April 15 of each year, but we are still waiting on that. We have the number as 54 as of April 15, 2021 which puts us well below the 250 required for the qualified electors. Also, this District was established in 2018, so it has been only 4 years and it is a 6 year requirement.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any audience members present in person or by audio/video with any questions or comments; there were none.

TENTH ORDER OF BUSINESS

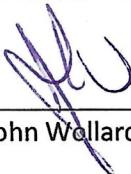
Continuation

Mr. Gill continued today's meeting until April 27, 2022 at 11:00 a.m.

**On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner,
and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District


James P. Ward, Secretary


John Wollard, Chairperson