

**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 Wednesday, May 1, 2019 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
Blake Murphy	Vice Chairperson
Jim Turner	Assistant Secretary
Scott Turner	Assistant Secretary
Karen Goldstein	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Counsel
Jeremy Fireline	District Engineer

Audience:

Drew Miller	Taylor Morrison
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 1:00 p.m. and all members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Acceptance of Resignation

Consideration of acceptance of the resignation of Mr. Adam Painter from Seat 2 effective February 13, 2019 and the appointment to fill the vacancy in seat two (2).

I. Acceptance of Resignation of Mr. Adam Painter.

On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the Resignation of Mr. Adam Painter from Seat 2 effective February 13, 2019 was accepted.

II. Consideration of Appointment to fill the unexpired term of office for Seat 2.

Mr. Ward stated the Board had the ability under the Statute to appoint an individual to fill Mr. Painter's unexpired term.

On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, Mr. Blake Murphy was elected to fill Mr. Painter's unexpired term.

III. Oath of Office.

Mr. Ward, as a Notary Public of the State of Florida, administered the Oath of Office to Mr. Blake Murphy. Following Administration of the Oath, Mr. Ward asked Mr. Blake Murphy to sign a copy of the Oath and return the signed copy to him for notarization and publication.

IV. Guide to the Sunshine Law and Code of Ethics for Public Employees.

Mr. Ward noted Mr. Murphy was provided a copy of the Guide to the Sunshine Law and Code of Ethics for Public Employees. District Counsel, Mr. Jere Earlywine, reviewed the Sunshine Law and Code of Ethics with Mr. Murphy which indicated Mr. Murphy could not discuss with another Board Supervisor any matter which might potentially come before the Board. He noted Mr. Murphy was permitted to discuss matters with himself, Mr. Ward or Mr. Jeremy Fireline outside of Board Meetings. He reviewed what type of information and/or communication was considered public record and the time periods such records should be kept. He noted all such public records should be given to Mr. Ward for the purpose of record keeping. He stated all record requests should be immediately forwarded to Mr. Ward or himself (Mr. Earlywine). He briefly reviewed the Code of Ethics which was a broad category and included subjects such as disclosure of financial interests, voting conflict disclosures and gift disclosures, as well as various prohibitions regarding the use of public office for personal gain and/or family gain. He reviewed the penalties of violating the Sunshine Law and Code of Ethics for Public Employees.

Mr. Ward indicated all emails sent via the LT Ranch CDD website was filtered through his email for legal purposes.

V. Form 1 – Statement of Financial Interests.

Mr. Ward provided Mr. Blake Murphy with the Form 1 Statement of Financial Interests and instructed Mr. Murphy to file the Form with the Supervisor of Elections of the County in which Mr. Murphy resides within 30 days. He explained the Supervisor of Elections could fine Mr. Murphy \$50 per day if the Form was not filed in a timely manner.

Mr. Ward noted the new Form 1 would be released in June or early July. He explained if a Board Member received the new Form 1 said Board Member was required to fill out and file the new Form. He asked any Board Member who did not receive the new Form 1 to contact himself and he would investigate.

Mr. Turner voiced a concern regarding the possibility of violating the Sunshine Law. Discussion ensued regarding how to avoid a violation and a solution was reached.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-4

Consideration of Resolution 2019-4 re-designating the officers of the district.

Mr. Ward stated the existing roster could remain with John Wollard as Chairperson, Scott Turner, Jim Turner and Karen Goldstein as Assistant Secretaries and Mr. Ward as Secretary and Treasurer. He stated Mr. Blake Murphy could be made the Vice Chairperson or the roster could be reorganized as deemed appropriate. Mr. John Wollard suggested Mr. Blake Murphy serve as Vice Chairperson while the existing positions remained as same. The Board agreed.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2019-4 was adopted with Mr. Blake Murphy as Vice Chairperson and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

December 13, 2018 Regular Meeting

Mr. Ward asked if there were any additions, corrections or deletions to the Minutes. Hearing none, he called for a motion to approve the December 13, 2018 Regular Meeting Minutes.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, the December 13, 2018 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal

Consideration of ranking of engineering proposal to serve as district engineer and agreement(s) with Waldrop Engineering.

I. Ranking of engineering proposal (one proposal received)

Mr. Ward reported at a previous Meeting he noted pursuant to the provisions of Chapter 287 the District was required to advertise for qualified engineers to provide services to the District on a long term basis. He indicated this was done and one proposal was received from Waldrop Engineering. He stated the Board could either accept the one proposal and rank Waldrop Engineering as number one, or reject the proposal and re-advertise.

On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the Waldrop Engineering Proposal was ranked as number one.

II. Master engineering services agreement

Mr. Ward stated as the Waldrop Engineering Proposal was ranked as number one, the Master Engineering Services Agreement should be approved. Mr. Jere Earlywine briefly reviewed the Engineering Agreement which he described as a fairly standard umbrella contract which authorized various work operations and included indemnification provisions in favor of the District. He stated the Agreement could be terminated at any time within 30 days by the District. Mr. Ward noted the Agreement was structured to allow for hourly rates, as well as fixed project rates.

On MOTION made by Mr. Jim Turner, seconded by Ms. Karen Goldstein, and with all in favor, the Master Engineering Services Agreement was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-5

Consideration of Resolution 2019-5 amending and restating Resolution 2018-18 of the District adopted on September 20, 2018, authorizing the issuance of it’s Capital Improvement Revenue Bonds, in one or more Series, in an aggregate principal amount not exceeding \$57,000,000.00 to finance the cost of public infrastructure and facilities benefiting district lands and/or acquiring related interests in land and for refunding purposes; approving the form of a master trust indenture relating to the bonds and authorizing execution of the master trust indenture, providing for indentures supplemental thereto; appointing a trustee, paying agent and bond registrar for the bonds, approving the form of and authorizing execution of the bonds; authorizing application of the proceeds of the bonds; authorizing judicial validation of the bonds; authorizing Master Engineer’s Report; authorizing Master Assessment Methodology Report.

Mr. Ward briefly reviewed the above Resolution which amended and restated a previous Resolution, as well as added a Master Engineer’s Report and Master Assessment Methodology Report. He stated this Resolution did not let assessments; it simply adopted the two reports and explained the process of how assessments would be levied for future bond issues, as well as authorized the validation of the bonds, the Methodology and the Engineer’s Report. Mr. Earlywine explained there was a separate process for the assessments; therefore, the Board would hold a hearing regarding phase 1 assessments in the future.

Mr. Jim Turner stated he wished the Minutes to reflect a note on Page 3 of the Agenda: “In the future, the District will go though a separate assessment process for each bond issue, but this Resolution will validate all bonds for the District, and a MASTER engineer’s and methodology.”

On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard, and with all in favor, Resolution 2019-5 was adopted and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-6

Mr. Ward indicated this Order of Business was not included on the Agenda. He noted each District was required to approve a budget for the ensuing fiscal year, at which time a public hearing date, time and location would be set. He explained this would not bind the District to the budget numbers or programs, it simply allowed the District to move forward through the process to the Public Hearing date. He asked the Board to agree upon an appropriate date to hold the next Board Meeting to discuss the Budget.

Discussion ensued and it was determined the Board Meeting and Public Hearing would be held July 17, 2019 at 1:00 p.m.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, Resolution 2019-6 was adopted and the Chair was authorized to sign.

Mr. Jere Earlywine noted during the Budget Hearing the Budget would be funded by a funding agreement and not funded by levy of an assessment. Mr. Ward concurred.

EIGHTH ORDER OF BUSINESS

Staff Reports

a) District Attorney

Mr. Earlywine stated the District would file for validation next week and Mr. Ward would distribute copies of the petition to the Board.

b) District Engineer

There was no report from the District Engineer.

c) District Manager

Mr. Ward reported the number of registered voters was zero (0). He noted once two milestones were reached: 1) six years from the date of establishment was reached, and 2) 250 qualified electors were reported, the Board would transition from a landowner based election to a qualified elector based election. He explained the transition process and noted this was for information purposes only; no action was required of the Board.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

There were no Supervisor’s Requests or Audience Comments.

TENTH ORDER OF BUSINESS

Adjournment

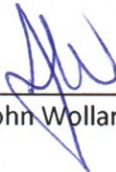
Mr. Ward adjourned the meeting at approximately 1:25 p.m.

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

LT Ranch Community Development District



James P. Ward, Secretary



John Wollard, Chairperson