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 27, 2026, at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 1:15 p.m. and was presided over by Mr. Ron Schwied, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Ron Schwied	Chairperson
Von Kuhns	Vice Chairperson
Anthony Briandi	Assistant Secretary
Jamie Kuca	Assistant Secretary

Absent:

Rob Berry	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Attorney

Audience:
Brooke Hartman

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Ward called the meeting to order at approximately 1:20 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Rob Berry, constituting a quorum.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Meeting

THIRD ORDER OF BUSINESS **Acceptance of Resignation**

Acceptance of the Resignation of Mr. John Wollard from Seat 1, which became effective May 1, 2026, whose term is set to expire November 2028. Discussion of individuals to fill Seat 1

a) Appointment of individuals to fill Seat 1
b) Oath of Office
c) Guide to the Sunshine Law and Code of Ethics for Public Employees
d) Sample of E-filed Form 1 – Statement of Financial Interests

Mr. Ward called for a motion to accept Mr. John Wollard's resignation.

On MOTION made by Ron Schwied, seconded by Jamie Kuca, and with all in favor, Mr. John Wollard's resignation was accepted into the record.

Mr. Ward stated the balance of the Board could appoint an individual to fill Mr. Wollard's unexpired term by simple motion and second. He noted Mr. Wollard's seat was a landowner's seat and as such could be filled by anyone who was a citizen of the United States, resident of the State of Florida, and not a convicted felon. He asked if the Board had an individual in mind.

The Board discussed the matter and decided to appoint Von Kuhns to fill Mr. Wollard's unexpired term.

On MOTION made by Ron Schwied, seconded by Jamie Kuca, and with all in favor, Mr. Von Kuhns was appointed to fill Mr. John Wollard's unexpired term.

As a notary public, Mr. Ward administered the Oath of Office to Mr. Von Kuhns.

Mr. Von Kuhns signed the Oath and returned the Oath to Mr. Ward for inclusion in the record.

Mr. Ward noted Mr. Kuhns sat on other CDD Boards and was familiar with the Sunshine Law and Code of Ethics. He stated Mr. Kuhns would need to update his Form 1 with the Ethics Commission within 30 days.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-6

Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch Community Development District

Mr. Ward asked how the Board wished to re-designate the Officers.

The Board chose to appoint Ron Schwied as the Chairperson, Von Kuhns as Vice Chairperson, the remaining Board members as Assistant Secretaries and Mr. Ward as Secretary and Treasurer.

On MOTION made by Ron Schwied, seconded by Jamie Kuca, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Minutes

March 10, 2026 – Regular Meeting Minutes

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

On MOTION made by Ron Schwied, seconded by Jamie Kuca, and with all in favor, the March 10, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the LT Ranch Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Tuesday, July 28, 2026, at 1:30 P.M. at the offices of Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward stated this was the start of the budget process for fiscal year 2027. He indicated the public hearing was scheduled for July 28, 2026, at 1:30 p.m. at the Offices of Taylor Morrison. He explained approval of the resolution did not bind the Board to the budget; it merely moved the Board through the process. He noted the assessment rate could be lowered and items could be changed within the budget; however, the Board would not be able to increase the assessment rate after approval. He stated the proposed assessment rates were slightly higher than in fiscal year 2026, from $1,281.86 per unit for the 30-foot lots to $1,922.79 per unit for the 90-foot lots. He said workforce family housing was $1,121.62 dollars. He explained now that LTRS was in place, this budget would take the two major facilities in the community, Turner Park and Lorraine Blvd, and allocate the costs between the LTR and LTRS CDDs based upon the number of units. He stated LT Ranch had 1,250 units and LT Ranch South was still in phase 1 with 214 units in the process of being developed. He stated the costs of Turner Park and Loraine Blvd were allocated based on 1,560 units in LTR and 214 units in LTRS on a percentage basis and split the costs accordingly. He said this kept the assessment rates for LTR and LTRS essentially the same. He noted LTRS picked up a larger percentage of the costs in order to keep the assessment rates at these numbers, otherwise LTR assessment rates would be higher. He stated Taylor Morrison essentially picked up an additional quarter of a million dollars in costs as a result of the way the cost split was done. He asked if there were any questions.

Ms. Brooke Hartman said she did not see a line item for additional shade features for the playground in Turner Park. She asked if there were any plans to include funds in the budget for shade in Turner Park.

Mr. Ward stated he believed either $36,000 dollars or $40,000 dollars was added to the budget for shade structures in Turner Park, but there seemed to be a page missing in the budget. He said he would get the missing page to Ms. Hartman.

Ms. Hartman thanked Mr. Ward.

On MOTION made by Ron Schwied, seconded by Von Kuhns, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-8

Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-8 transferred the JPWard and Associates LLC agreement over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors; however, the scope of services and fee structures remained the same. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schwied, seconded by Von Kuhns, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Consideration of Ratification

Consideration of ratification of an Access and Drainage Easement Agreement between the LT Ranch Community Development District, Skye Ranch Master Association, Inc., DLT of SW Florida, LLC, CHT of SW Florida, LLC, KDP of SW Florida, LLC, and JLT of SW Florida, LLC

Mr. Ward noted this easement was recorded some time ago but never made it to a CDD Agenda.

Mr. Jere Earlywine agreed. He stated this was a cleanup item. He explained there was a commercial parcel adjacent to the LT Ranch CDD site which needed access over some property which had been given at no cost to the CDD, and this was simply for an access easement over that property. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schwied, seconded by Jamie Kuca, and with all in favor, the ratification was approved.

NINTH ORDER OF BUSINESS Discussion

Discussion of Golf Cart Restriction on the Trails

This item was deferred.

TENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Supervisor of Elections Qualified Elector Report dated April 15, 2026
b) Important Meeting Dates for Fiscal Year 2026:
- **NEXT MEETING: Tuesday, June 9, 2026**
- **General Election Qualifying Period: June 8, 2026, to June 12, 2026 (Seat 1 & Seat 2)**
- **Public Hearing: Proposed Budget FY 2027 - Tuesday, July 28, 2026, 1:30PM**

c) Financial Statement for period ending March 31, 2026 (unaudited)
d) Financial Statement for period ending April 30, 2026 (unaudited)

Mr. Ward stated the Supervisor of Elections indicated there were 1,903 qualified electors residing in the District as of April 15, 2026. He reported the District hit the thresholds to begin the transition from a landowner election to a qualified elector-based election. He indicated this year in November Seat 1 and Seat 2, Jamie Kuca and Ron Schwied, would be up for qualified elector election. He discussed how an individual could qualify to be placed on the ballot for election in November; the winner would begin service on the Board two weeks after the election. He stated no action was required at this time. He stated the public hearing for the fiscal year 2027 budget was on July 28 at 1:30 p.m.; calendar invites would be sent.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

TWELFTH ORDER OF BUSINESS Audience Comments

Mr. Ward asked if there were any public comments or questions; there were none.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 1:38 p.m.

On MOTION made by Ron Schwied, seconded by Jamie Kuca, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District

Signature: James Ward
James Ward (Jul 31, 2026 14:53:16 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Ronald Schwied
Ronald Schwied (Jul 31, 2026 07:51:52 EDT)
Email: rschwied@taylormorrison.com
Ron Schwied, Chairperson

LTR - Minutes 05 27 2026 - For Signature

Final Audit Report 2026-07-31

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