

**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, June 10, 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
Ashley Ligas	District Attorney

**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 1:00 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**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearings**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**April 8, 2025 – 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 John Wollard, seconded by Ron Schweid, and with all in favor, the April 8, 2025 Regular Meeting Minutes were approved.**

#### **FOURTH ORDER OF BUSINESS**

#### **PUBLIC HEARINGS**

Mr. Ward stated during the last meeting a discussion was held regarding working to keep the assessment rate closer to what it was in fiscal year 2025. He said he believed the Board wished to continue the public hearings related to the fiscal year 2026 budget until the next board meeting to allow time to work through the details of the assessment rate and budget.

Mr. John Wollard noted the next meeting would be on July 8, 2025.

Mr. Ward concurred. He stated both public hearings would be continued until July 8, 2025.

##### **a) FISCAL YEAR 2026 BUDGET**

##### **I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person or via audio or video with questions regarding the fiscal year 2026 budget; there were none. He noted for the record the public hearing would be continued until July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison. He called for a motion to continue the public hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was continued until the meeting on July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.**

##### **II. Board Comment**

##### **III. Consideration of Resolution 2025-17, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026**

##### **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

Mr. Ward indicated this public hearing would set into place the assessment rates and certify an assessment roll.

#### **I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person or audio or video with questions or comments; there were none. He noted for the record this public hearing would be continued until July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison. He called for a motion to continue the public hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was continued until the meeting on July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.**

#### **II. Board Comment**

#### **III. Consideration of Resolution 2025-18, a resolution of the Board of Supervisors imposing special assessments; certifying an assessment roll; providing a severability clause; providing for conflict and providing an effective date**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-19**

**Consideration of Resolution 2025-19, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026**

This Item was deferred until the July 8, 2025 board meeting.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Award of Bid**

**Consideration of Ranking and Award of Bid for Landscaping Services for the District for the three-year period October 1, 2025 through September 30, 2027 (three (3) year contract), and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor**

##### **I. Ranking of Landscaping proposals**

##### **II. Consideration of Ranking and award of Bid for Landscaping services for the District for the three-year period October 1, 2025, through September 30, 2027 (three (3) year contract), authorize the**

**District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor**

Mr. Ward asked to defer this Item until the July 8, 2025 meeting. The Board agreed; the Item was deferred.

**SEVENTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Asset Manager**

No report.

**IV. District Manager**

- a) Supervisor of Elections Qualified Elector Report dated April 15, 2025
- b) Goals and objectives reporting requirements for CDD's 2026
  - 1) June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)
- c) Financial Statement for period ending April 30, 2025 (unaudited)
- d) Financial Statement for period ending May 31, 2025 (unaudited)

*Mr. Ward: The Supervisor of Elections is required to report to you the number of qualified electors within the District. As of April 15th, of this year, we have 1,423. We have already started the transition of this Board from landowner's seats to qualified elector's seats. Our next election will be in November of 2026. The qualification period will be in the summer of next year. I will give you the exact dates when we get them. Two seats will turnover at that time to qualified electors, and then the 5<sup>th</sup> seat turns over in 2028. We have also prepared the goals and objectives for you for this year. They are exactly the same as what you did last year. There is really nothing we need to do with respect to this. I am just going to ask that you adopt this for purposes of filing the report for fiscal year 2026.*

<b>On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the goals and objectives were adopted for fiscal year 2026.</b>
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Mr. Ward reminded the Board to file Form 1 by July 1, 2025 and to complete the ethics training before the end of the calendar year. He indicated he would send out links for free ethics training modules.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

**NINTH 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; there were none.

**TENTH ORDER OF BUSINESS**

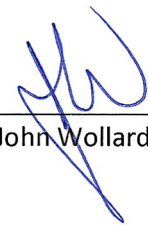
**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:10 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, Chairperson