

**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, July 9, 2024, 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
Christy Zelaya	Assistant Secretary
Scott Turner	Assistant Secretary
Karen Goldstein	Assistant Secretary

Absent:

Christian Cotter	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	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 Cotter, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS

Consideration of Minutes

May 14, 2024 - Regular Meeting Minutes

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 May 14, 2024 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were two public hearings, both related to the adoption of the FY 2025 Budget.

a) FISCAL YEAR 2025 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 Karen Goldstein, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions with respect to the Fiscal Year 2025 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward: Between when you approved your proposed budget and the budget that we have in your Agenda Package today, we did make some changes to that budget from an operational perspective which did lower the assessment rates from what was proposed to you in April or May. They are over what you were in FY 2024, anywhere between \$15.82 per unit per year, up to \$27.13 per unit per year. So, it's a pretty minimal change in the assessments. I did correct the unit counts that were in the proposed budget. He asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-14, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2024-14 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND SETTING AN OPERATION AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, it adopted the assessment roll and set an operations and maintenance cap rate for the last phase of development.

I. Public Comment and Testimony

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

On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward noted the first resolution adopted the assessment rates, and the second resolution set the cap rate for the final phase. He noted there was a cap rate already in place for phases 1 through 4. He stated the cap rates matched for all phases. He asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-15, a resolution of the Board of Supervisors imposing special assessments, and adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Resolution 2024-15 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2024-16, a Resolution of the Board of Supervisors setting an operations and maintenance cap for notice purposes only

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2024-16 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-17

Consideration of Resolution 2024-17, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors of the District

Mr. Ward explained Resolution 2024-17 set the dates, time, and location of the Board’s meetings for Fiscal Year 2025 for the second Tuesday of each month at 1:00 p.m. at Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232. He explained this Resolution did not bind the Board to these dates; the dates, time and location could be changed as the Board deemed appropriate. He indicated the Resolution did set the landowner’s election date for November 12, 2024 for John Wollard’s seat. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, Resolution 2024-17 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-18

Consideration of Resolution 2024-18, a Resolution Ratifying, Confirming, And Approving the sale of the LT Ranch Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, And All District staff regarding the sale and closing of the Bonds; Determining such actions as being in accordance with the authorization granted by the Board; Providing a severability clause; and providing an effective date

Mr. Ward: All of these remaining resolutions were confirming and approving prior actions for the acquisition of certain neighborhood facilities within the District. I will go through them with you and then go through the motions at the end. So, 2024-19 is the acquisition of certain facilities in Neighborhood 4 South, Neighborhood 5, and Neighborhood 3 Phase 5 stormwater improvements. The backup to the resolution identifies all the facilities that the District previously acquired. This resolution simply ratifies that. Resolution 2024-20 does the same thing for the acquisition of facilities in Neighborhood 3 Phase 4, Neighborhood 4 South, and Neighborhood 5 Phase 2 utilities. And the final resolution we are calling a catch-all resolution because it has a lot in it. I'm not going to read them all into the record. There is an exhibit attached to the resolution that identifies all of the facilities. There are some pretty extensive facilities, primarily drainage easements, improvements to roadways, hardscapes, landscapes, stormwater drainage, etc. He asked if there were any questions; hearing none, he called for a motion for Resolution 2024-18.

On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, Resolution 2024-18 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-19

Consideration of Resolution 2024-19, a Resolution Confirming and Approving the actions of the Chairman and District staff regarding the acquisition of certain Neighborhood Four South, Neighborhood Five and Neighborhood Three Phase 5 Stormwater Improvements; and addressing severability and an effective date

Mr. Ward called for a motion for Resolution 2024-19.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2024-19 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-20

Consideration of Resolution 2024-20, a Resolution Confirming and Approving the actions of the Chairman and District staff regarding the acquisition of certain Neighborhood Three Phase Four, Neighborhood Four South and Neighborhood Five Phase Two Utilities; and addressing severability and an effective date

Mr. Ward called for a motion for Resolution 2024-20.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Resolution 2024-20 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-21

Consideration of Resolution 2024-21, a Resolution Authorizing, Confirming, and Approving the acceptance of Improvements; and addressing severability and an effective date

Mr. Ward called for a motion for Resolution 2024-21.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2024-21 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Jere Earlywine: Just with these acquisitions having been done and us finishing up this last phase, I think it's about time for us to do our project completion process. Jim, I don't know if you want to schedule a meeting for the September/October timeframe. Does that make sense to you?

Mr. Ward: That's fine.

Mr. Earlywine: That’s primarily what we’re working on and getting kicked off with the next project to the south.

II. District Engineer

No report.

III. District Asset Manager

a) Field Managers Report June 1, 2024

No report.

IV. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2024

i. Last Landowners Election – November 12, 2024 (Seat 3)

b) Financial Statement for period ending April 30, 2024 (unaudited)

c) Financial Statement for period ending May 31, 2024 (unaudited)

d) Financial Statement for period ending June 30, 2024 (unaudited)

Mr. Ward: Just remember we have landowner meeting elections in November. The way that works is any landowner can come to a landowner’s meeting, whoever has the most votes can nominate an individual to serve on the Board, and they vote at the landowner’s election meeting, and I will swear them in right after the landowner’s election. It will most likely just be Taylor Morrison and if any other residents do come, they can vote. They get one vote per lot that they own, so a husband and wife would get one vote for the one home. I will send a calendar invite out to all of you, so please accept it and get it on your calendar because that’s not a date I can change at this point.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward 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 or video with any questions or comments.

TWELFTH ORDER OF BUSINESS

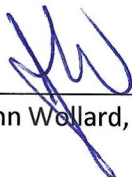
Adjournment

Mr. Ward adjourned the meeting at approximately 1:15 p.m.

On MOTION made by John Wollard, 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