

**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, July 13, 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
Karen Goldstein	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ron Schwied	District Engineer
Andrew Gill	

Audience:

Margaret Smoot
Robert Day
James Wills (ph)
Dawn Wills (ph)
Tom Golding
Diane Halpin
Mark Halpin
Marsha Kersh
Darcy Johnston

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 11:00 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearing

THIRD ORDER OF BUSINESS

Consideration of Minutes

June 8, 2022 – Regular Meeting Minutes

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

On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, the June 8, 2022, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

PUBLIC HEARING

Mr. Gill explained the public hearing process including public comment, Board discussion and vote. He stated the Budget was provided to the Board; no changes had been made to the Budget since the previous meeting.

a. PUBLIC HEARING – FISCAL YEAR 2023 BUDGET

I. Public Comment and Testimony

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

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

Mr. Gill asked if there were any public comments or questions with respect to the Fiscal Year 2023 Budget.

Ms. Margaret Smoot asked if the budget was significantly increased from last year.

Mr. Ward responded in the affirmative. *This is due primarily to additional infrastructure, which is now completed, and the District is taking over the operations and maintenance of that which was previously not in the budget.*

Ms. Smoot: So, you are taking over the maintenance now?

Mr. Ward: We had some of it last year, but more infrastructure has been completed and that newly completed infrastructure is included in this budget for this year.

Ms. Smoot indicated she was unfamiliar with the CDD. She asked if additional increases to the budget should be expected.

Mr. Ward: You will see changes in the budget going forward. I cannot tell you if there will be significant increases at this point because we still don't have all of the infrastructure in place that will be operated and maintained by the District. I can tell you if it does add a significant increase, you will get the same notification in the mail.

Ms. Smoot: I got the piece of paper, but I did not know what it meant. The numbers on there don't look like anything I know, so I guess that's just a piece of what my CDD bill is?

Mr. Ward: It is a piece of what your CDD bill is. There are two pieces of it. They are both on your tax bill. You pay a capital assessment which is basically a fixed amount every year, and then of that amount a part of it is operations which is the piece that's up for discussion.

Ms. Smoot: Okay. What is the CDD? Where is it? Is it the roads inside the community?

Mr. Ward: The CDD boundary covers 1,500 units, the first 800 of which you are in. It covers the whole community.

Discussion ensued regarding the boundaries of the community.

Ms. _____ 7:09 asked about the liability if a child or person falls off the playground equipment.

Mr. Ward: Within the CDD, we are a governmental agency, so we do carry property and general liability insurance for all of those assets. That park will be a CDD asset shortly. We are fully covered for property damage and general liability. We also have sovereign immunity limits under the law, so our limit of liability is lower than what you would normally see with a private entity, but we do carry insurance for that.

Mr. Scott Turner: Who should the residents go to? Directly to you or to Bruce when they see those kinds of things?

Ms. _____ 8:14: I don't want somebody to get hurt, or if somebody is damaging something, we should not all pay for that, and there is no way, like there are no security cameras, so it's my word against their word.

Mr. Ward: So, in your letter is my contact information. You can email me directly. If you do, I will forward it on to our Asset Manager and he will get in contact with you directly, but for now you can email me or call me directly. My phone number is on that letter also.

Ms. _____ 8:44: In Turner Park, the entrance that joins into Sky Ranch itself, the Sky Ranch entrance for the residents, is there going to be some kind of gate to stop – because anybody is going to be able to come in off of Lorraine.

Mr. John Wollard: It will be gated. It will be gated on the Lorraine side, and it will be gated on the internal Sky Ranch road. It will be gated on both ends.

Ms. _____ 9:20: Are they going to have security cameras on those gates?

Mr. Wollard: There will not be cameras, but there will be access credentials so that the Sky Ranch residents can get in at will and anyone who is not supposed to enter won't be able to. It will be similar to the system at the other gates.

Ms. _____: I thought the park was a public park.

Mr. Wollard: It's open to the public, so dawn to dusk the gates would be open, and after hours the gates would close, but residents could still get in and potentially use the park.

Mr. Robert Day: My concern is that the kids are vandalizing the property already and you don't want it to become just a place you don't want to go, nor do we want to spend money constantly after we do it, so I guess, what's the game plan to hold the vandalism. And I know these are just kids. I was a kid. But cameras are really a cheap investment potentially to put in there. If nothing else, it would be a kind of a deterrent. I would rather be assessed to put up a camera system than to live with vandalism with no camera.

Mr. Ward: I think your questions are good. We don't have a policy in place right now for that kind of stuff. But I am not aware of any vandalism that we need to repair either at this point.

Mr. Day: The tennis courts are being busted up.

Mr. Ward: Those are being maintained by Taylor Morrison, right now. At the moment Taylor Morrison is maintaining the vertical piece of the asset, so I will work with Taylor Morrison to come up with some reasonable policy to deal with that.

Discussion ensued regarding the tennis courts and park vandalism.

Mr. Gill noted a phone participant wished to speak.

Mr. James Wills: I think the elephant in the room is, we have a certain amount of fees that we are paying now, and from my perspective, I understand that they could go up to take care of our neighborhood and where we live, but doubling the amount that we pay – where did we get the number and why are we on the hook for having to pay for bushes that weren't covered and vandalism that we are not able to control? How did we come to this number?

Mr. Ward: The assessment rates that you are paying are reflective of the operating requirements of the District for Fiscal Year 2023. They include the main administrative operations of the District itself, the lake system, stormwater, all of the lakes' littoral shelves, cleaning pipes and those kinds of things, the landscaping along Lorraine Road and the community park itself. Those are the components of the budget for this year.

Mr. Wills: I get the component piece, but how did we get to the pricing of doubling everyone's rates.

Mr. Ward: There was an analysis done of the cost of all of those components of the budget. If you've looked at it, it is a pretty detailed budget that tells you the cost of maintenance of all of those facilities based on existing contracts that we have with existing vendors and/or costs that we know will come into place this coming year for those assets.

Mr. Wollard: Jim, isn't a part of it the maintenance along Lorraine was formally in the HOA budget and has been moved into the CDD. I think there has been some upside on the HOA, maybe that budget has decreased.

Mr. Ward: You are correct.

Mr. Wollard: In the former HOA budget maintenance for Lorraine was included in your HOA assessments and that maintenance responsibility has been transferred to the CDD. The end game for Lorraine Road is to convey that to Sarasota County and likely the CDD would still maintain the landscaping, but the County prefers to enter into agreements with a governmental agency like the CDD versus the HOA, so that was the backstory reasoning of putting it into the CDD. I think a portion of the CDD increase, not dollar for dollar, but a portion is going to be offset by an HOA decrease. Again, I don't think it will be dollar for dollar, but I think there are some savings on the HOA side where there is some increase on the CDD side.

Ms. _____ 17:10: Any particular items that you would go, this is what the brunt of the increase is? Is it the landscaping or other big ticket item?

Mr. Wollard: I think the majority of it was like I said, the landscaping on Lorraine, and then it goes back to the additional infrastructure that was acquired this year as we completed additional phases of development and turned those over to the CDD.

Mr. _____ 17:44: Am I wrong though that most of those bushes that looked like they were dead are starting to come back? (Indecipherable).

Mr. Wollard: It was kind of a multistep approach, so first was just the freeze in January. It was go out, assess, wrap your arms around how much is truly dead, rip out everything that we know is dead, and cut back the things we think are going to flush back out in spring. Here now into summer it was a second assessment three or four weeks ago to look at the stuff we cut back and say is it flushing out? Is it going to grow or is it going to struggle for another five years to look good? There is a second round of cutbacks and replacements that should be happening now.

Ms. _____ 18:37: And then the question is, did we replace the dead stuff with hardier stuff?

Mr. Wollard: We did.

Mr. Tom Golding: Forgive me for being late. I had a question regarding Lorraine Road. I know there is going to be a tremendous amount of building going on along Lorraine Road and where the cattle pasture is now. I heard about the school going up and whatnot. Sooner or later Lorraine Road is going to have to be widened. Is that correct?

Mr. Wollard: The width of Lorraine as it stands, and Ron Schwied is here from Atwell Engineering. It is designed to be four lanes, so it is not going to be any wider. The median in the center actually turns into four lanes. Taylor Morrison is not obligated to build those two inside lanes, it's a County obligation. I can tell you with recent conversations with the County they are interested in building those two inside lanes sooner than later, and the segments that are adjacent to Sky Ranch, so we are actually in the process now to meet with the County, provide some preliminary estimates for engineering and construction costs to enter into an agreement with the CDD. The CDD would pay to build it and then get reimbursed dollar for dollar. It wouldn't cost the CDD anything to build it, it's a cash flow exercise.

Mr. Golding: So, the CDD would pay to build it with our funds and then the CDD gets repaid by the County?

Mr. Wollard: Not really. Taylor Morrison would front the money to the CDD, the CDD would get reimbursed and then reimburse Taylor Morrison. The CDD is kind of a conduit.

Mr. Golding: It would add two lanes without losing that median?

Mr. Schwied: Yes, it was designed as such. It is already designed. It is in plans.

Mr. Golding: Okay because I've heard about that road being saturated. That was my main concern.

Mr. Robert Day: Is it going to eliminate the decorative area or is it just going to cut into it a little bit?

Mr. Schwied: It cuts up to it. You'll notice there is a large green patch between the lanes that are there now.

Mr. Day: So, the next thing is the (indecipherable). I enjoy the freedom of riding there without everyone trying to run you over. Is that going away or are we keeping that cycling path?

Mr. Schwied: It is not going away.

Ms. ____ 21:58: (Indecipherable) how the landscaping is done. Last summer in the center island there was a whole group of royal palms that had to be pulled out and they put in sable palms or something. But something in that whole area that they all died, does anybody ever look at the soil to see if the soil is bad? Is anyone testing it? Because it's silly to rip out royal palms, put in more palms, and then the second palms might not

work. Are we fertilizing this stuff? It's just common sense when you plant something new you need to take care of it.

Mr. Wollard: I was involved with that. They were not royals, but they were ribbon palms which we really don't have a lot of experience using. They look great when they look great, but they also didn't do good where they were, so my interpolation was that the soils in that median were not percolating quick enough, meaning the root balls were sitting in water and saturated. Sable palms actually do really well in those conditions, but the ribbon palms don't. That was kind of the basis for that move and trying to relocate the ribbon palms and then replacing them with sable palms which are much hardier.

Ms. _____: Do they fertilize those trees?

Mr. Wollard: They do, twice a year.

Mr. Gill asked if there were any additional questions; hearing none, he called for a motion to close the public hearing.

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

II. Board Comment

Mr. Gill asked if there were any additional Board comments or questions; there were none.

III. Consideration of Resolution 2022-11 adopting the annual appropriation and Budget for Fiscal Year 2023

Mr. Gill called for a motion for Resolution 2022-11 relating to the annual appropriations, adopting the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023.

On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, Resolution 2022-11 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Gill indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District and lastly setting an operations and maintenance cap for notice purposes only.

I. Public Comment and Testimony

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

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

Mr. Gill asked if there were any public comments or questions.

Mr. Ward: All this hearing does is set the assessment rate for all residents in the community which are the ones identified in the letter you all received. This is basically saying if you object or you have any comments with respect to the way in which the assessments are done, this is when we would take those. If it is related to the budget, we can do that later in the Agenda.

Mr. Gill asked if there were any questions or comments; hearing none, he called for a motion to close the public hearing.

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

II. Board Comment

Mr. Gill asked if there were any Board comments or questions; there were none.

III. Consideration of Resolution 2022-12 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Gill indicated Resolution 2022-12 imposed the assessments, adopted the assessment roll, and approved the General Fund Special Assessment methodology. He called for a motion.

On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, Resolution 2022-12 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2022-13, a resolution of the Board of Supervisors setting an operations and maintenance cap for notice purposes only

Mr. Gill: As it says in the Agenda, this Resolution is optional. It establishes a cap rate for the General Fund Operations of the District. This Resolution permits the District to set a cap rate which is to not be exceeded without first sending a mailed notice. He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, Resolution 2022-13 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-14

Consideration of Resolution 2022-14, a resolution of the Board designating date, time, and location for Regular Meeting of the Board of Supervisor’s for Fiscal Year 2023

Mr. Gill explained the Board was required to advertise the meeting schedule in a newspaper on a periodic basis, at the beginning of the fiscal year. He indicated Meetings would be on the second Tuesday of each month at 1:00 p.m. at the offices of Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, Resolution 2022-14 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

Mr. Gill: I worked with the District Engineer and District Attorney in putting together the stormwater reporting filing which was due by June 30 this year. We completed that and filed that with the State.

III. District Asset Manager

a) Operations Report June 2022

No report.

IV. District Manager

a) Financial Statement for period ending April 30, 2022 (unaudited)

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

c) Financial Statement for period ending June 30, 2022 (unaudited)

No report.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Gill asked if there were any Supervisor's requests or audience comments. He asked if there were any audience members present in person or by audio/video with any questions or comments.

Ms. Dawn Wills: Are we being charged to replace the plants that had died on the main entrance from not being covered?

Mr. Ward: Yes. They died as a result of freeze damage. As such, the District has replaced those materials.

Ms. Wills: I heard they died because they weren't covered. Is that the case? If they weren't covered, I don't understand how that would be coming out of our pocket.

Mr. Ward: The District is the one who operates and maintains them, so the freeze damage from January, I believe no one believed that it was going to get as cold as it was, and as a result some of those materials either needed to be cut back or replaced after the freeze.

Ms. _____ 30:58: The monthly meetings, are they all public?

Mr. Ward: Yes.

Ms. _____: Could we get the emails weekly or whatever from the HOA (indecipherable)?

Mr. Gill: I can give you the District's website. We post every meeting on the website, and a schedule.

Ms. _____: We can't get a push out from you?

Mr. Ward: We can't do that because it would then require all of your email addresses which then would become public record and we can't do that. We can send it to the HOA. What they do with it is their business. I don't recommend it because it adds a level of burden to the process of government of sending notices out that we shouldn't be sending out. The website always has the information.

Ms. _____: This has been very informative, and I think if more of us knew about it, it might be something we could sit in on periodically.

Mr. Ward: Maybe the best thing would be for the HOA to provide a link to our website, so you have the information. That link gives you more because it gives you the entire agenda, the date, time, and location of the meetings, whether we are having them, whether they are canceled, etc.

Mr. Day: Do you know when they will be fixing the main entrance lights, the streetlights that are out?

Mr. Wollard: As far as the lights along Lorraine, there is an FPL account that just didn't get paid. It's as simple as service getting turned off and they lock the meter. A pretty easy fix, you know, pay the account and turn the lights back on. But I'm not aware of the entrance lights, are those landscape lights?

Mr. Day: The whole sign, I almost drove right past it. Right there where you come in the main entrance.

Mr. Wollard: It's probably all on the same meter then. I'll follow up with that.

Ms. _____ 33:26: *(Indecipherable) proposal for a new development across the street (indecipherable), and I don't know how it works. Would they be required to do a CDD on their own? The development is like 2,700 acres, like 6,700 homes, properties.*

Mr. Ward: *They are not required as a matter of law. Whether the prime landowner decides to use a CDD, then he petitions the County to establish it, and they go through the process, but I don't know whether they will, or they won't. It's not this CDD's issue. The landowner makes that decision.*

Ms. _____ 34:10: *Basically, if they decide not to do it, we could have 20,000 people from across the street coming to the park?*

Mr. Ward: *I would doubt that would happen because doing the CDD doesn't mean you have a different standard of development than you have here in LT Ranch. It just means you do a CDD. From that perspective they are held to the same development standard as this community for parks, roads, other infrastructure. The CDD doesn't mean anything in that regard.*

Mr. Wollard: *(Indecipherable) does that land fall within the Village plan?*

Mr. Schwied: *Yes. So, right now that land is all agricultural, and to develop it under a similar forum as Sky Ranch, you would have to go under the same process Sky Ranch did a number of years ago, and through that there is an entire prescription for the number of parks and number of public facilities that are required. So, if they follow that same form, which I assume they will, they will have their own public park that's required under that.*

Mr. Tom Golding: *As far as Lorraine Road is concerned, and the new development on the other side, is there going to be a time when that development is responsible for the west side of Lorraine Road, and we would be responsible for the east side of Lorraine Road.*

Mr. Ward: *I think it's a little early for that, but I don't know.*

Mr. Golding: *I also see you've got a lot of package and paperwork up there that we don't have. Is that public information?*

Mr. Gill: *Yeah, it's on the website. What I'll do is I'll give you the website at the end of the meeting and you can go there and pull this information.*

Mr. _____ 36:23: *As far as the projections you were speaking of, the widening and such, how would we access this information and get updated on what's the projection of when that's going to take place? (Indecipherable).*

Mr. Wollard: *The harder answer is probably where is the information published because a lot of it is truly behind the scenes being that it's a County acquired road that the County is asking for. The way that they want to build the road and fund the road is through the penny surtax, so that obviously goes to vote this year in November; that gets approved and that gets passed, that's how they want – somewhere in the top three or four projects to have completed with the penny surtax. It's kind of like, let's do the preliminary work to see how much it's going to cost and start working that direction, and then if it gets approved in November, then they want to move full force into executing the agreement and start having the engineering completed, but it's easily a two year project.*

Mr. _____ 37:47: *The other information regarding the grounds for the community center and all that, is that changed or what's going to happen with that playground area as far as when is that going to be completed?*

Mr. Wollard: *The goal is to build that second phase – you're talking about the Turner Park, Community Park? Yes? So, the goal is to have that second phase completed this year. There are some baseball fields and soccer fields and so a lot of times when you build those fields, they sprig it. Sprigging is ripping up sod and throwing it out, and having it grow together. Bermuda grass. So, there is a process to have the grass grow in together to where the fields are playable. I think at the end of the year we will be finished with construction; everything will be paved and landscaped, but the grass itself growing in may take a couple extra months going into the spring before the ballfields are actually playable.*

Mr. _____: *What about the Community Center, the hub?*

Mr. Wollard: *We are kind of getting into HOA territory a little bit, but I am happy to stick around and talk to you guys afterwards about it.*

Ms. _____ 39:11: *Is it Taylor Morrison or the County doing the traffic circle outside at Lorraine?*

Mr. Wollard: *That's Taylor Morrison.*

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 11:50 a.m.

On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District


James P. Ward, Secretary


John Wollard, Chairperson