

**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 17, 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
Jim Turner	Assistant Secretary
Scott Turner	Assistant Secretary
Karen Goldstein	Assistant Secretary

Absent:

Blake Murphy	Vice Chairperson
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Also present were:

James P. Ward	District Manager
Jere Earlywine (phone)	District Counsel

Audience:

Drew Miller	Taylor Morrison
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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.

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 with the exception of Vice Chairperson Blake Murphy.

SECOND ORDER OF BUSINESS

Consideration of Minutes

I. September 20, 2018 Landowner Minutes

Mr. Ward requested the September 20, 2018 Landowner Minutes be approved for purposes of inclusion in the record only.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, the September 20, 2018 Landowner Meeting Minutes were approved for inclusion in the record.

II. September 20, 2018 Regular Meeting Minutes

Mr. Ward asked if there were any additions, deletions or corrections to the Minutes. Hearing none, he called for a motion to approve the September 20, 2018 Regular Meeting Minutes.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, the September 20, 2018 Regular Meeting Minutes were approved.

III. May 1, 2019 Regular Meeting

Mr. Ward asked if there were any additions, deletions or corrections to the Minutes. Hearing none, he called for a motion to approve the May 1, 2019 Regular Meeting Minutes.

On MOTION made by Mr. Jim Turner, seconded by Ms. Karen Goldstein, and with all in favor, the May 1, 2019 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Public Hearings

I. FISCAL YEAR 2020 BUDGET

I. Public Comment and Testimony.

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

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

Mr. Ward stated he received no written or oral communications from the Public related to the Fiscal Year 2020 Budget. He noted there were no members of the public present. He called for a motion to close the Public Hearing.

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

II. Board Comment and Consideration.

Mr. Ward asked if there were any Board comments or questions regarding the FY 2020 Budget. He noted there were no changes in the Budget since previous review. Mr. Turner asked if this was the approval of the FY-2020 Budget with a budgeted amount of \$95,850 dollars in revenue and expenses. Mr. Ward responded in the affirmative.

III. Consideration of Resolution 2019-7 adopting the annual appropriation and Budget for Fiscal Year 2020.

Mr. Ward called for a motion to approve Resolution 2019-7.

On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, Resolution 2019-7 was adopted and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Agreement with Taylor Woodrow of LT Ranch, LLC to fund the District’s Fiscal Year 2020 General Fund Operating Budgets in lieu of the District levying assessments.

Mr. Ward noted the FY-2020 Budget was funded through an agreement with Taylor Morrison. He explained this was the same agreement as reviewed when first established to fund the operation of the 2019 Budget.

On MOTION made by Mr. John Wollard, seconded by Mr. Jim Turner, and with all in favor, the Agreement with Taylor Woodrow was approved.

FIFTH ORDER OF BUSINESS

Resolution 2019-8

Mr. Ward stated Resolution 2019-8 set the Board Meeting schedule for 2020. He noted Taylor Morrison had another project in the Lee County Area; therefore, he scheduled the LT Ranch Board Meetings the second Wednesday of each month at 11:00 a.m. to enable the Taylor Morrison representatives, along with himself, to drive back to Lee County in the afternoon. He stated Board Meetings would not be held monthly.

Discussion ensued regarding dates of availability and the ability to call in by phone if desired.

On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard, and with all in favor, Resolution 2019-8 was adopted and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

a) District Attorney

Mr. Earlywine reported the validation hearing was set for 11:00 a.m. on Monday, July 29, 2019. Discussion ensued regarding who would attend and who should attend. Mr. Earlywine asked for a landowner representative (Taylor Morrison representative) to attend.

b) District Engineer

No Report.

c) **District Manager**

No Report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There were no Supervisor's Requests or Audience Comments.

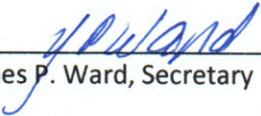
EIGHTH ORDER OF BUSINESS

Adjournment

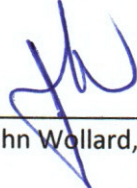
Mr. Ward adjourned the meeting at approximately 1:10 p.m.

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

LT Ranch Community Development District



James P. Ward, Secretary



John Wollard, Chairperson