

**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 27, 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
Karen Goldstein	Assistant Secretary
Christian Cotter	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Attorney
Andrew Gill	JPWard & Associates

**Audience:**

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 11:02 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Jim Turner, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Resignation**

**Consideration of acceptance of the resignation letter of Mr. Jim Turner from Seat 4 effective July 18, 2022, whose term is set to expire November 2024**

- a) **Appointment of individual to fill Seat 4**
- b) **Oath of Office**
- c) **Guide to the Sunshine Law and Code of Ethics for Public Employees**
- d) **Form 1 – Statement of Financial Interests**

*Mr. Gill: I have his letter of resignation that we will enter into the file and as I said, this resignation is effective July 18, 2022. The next item following that resignation is the replacement of Supervisor Turner. The District Charter indicates the mechanism for replacement is the remaining members can vote by majority to appoint someone to that position for the remainder of the unexpired term of the resigning member. Once you appoint an individual to fill that seat, I will take the opportunity to swear that individual in. Is there anyone you would like to appoint to Seat 4?*

**On MOTION made by Mr. Scott Turner, seconded by Mr. John Wollard, and with all in favor, Christian Cotter was appointed to Seat 4.**

Mr. Gill, as a notary public, administered the Oath of Office to Mr. Christian Cotter. He indicated Mr. Cotter must file a Form 1 with the County in which Mr. Cotter resided within 30 days. He provided the copies of the Sunshine Amendment and Code of Ethics, as well as the updated Form 1. He welcomed Mr. Cotter to the Board.

*Mr. Ward: Christian, since I know you sit on other Boards, and as I could not as eloquently say it as Jere does about the Sunshine Law and Code of Ethics, if you have any questions, you are welcome to call either Jere or I at any time and we will be happy to see you through the process.*

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-15**

**Consideration of Resolution 2022-15, a resolution of the Board of Supervisors of the LT Ranch Community Development District declaring special assessments for Area Two; designating the nature and location of the proposed improvements; declaring the total estimated Cost Of The Improvements, the portion to be paid by the Area Two Assessments, and the manner and timing in which the Area Two Assessments are to be paid; designating the lands upon which the Area Two Assessments shall be levied; providing for an assessment plat and a preliminary assessment roll; addressing the setting of a Public Hearing on Wednesday, August 31, 2022, at 11:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232, and providing for publication**

*Mr. Gill: I would like to note for the record there is a small typographical error in Resolution 2022-15. On page 2, the estimated amount is listed as \$31,900,000 dollars. That should actually say \$31,910,000 dollars. With that, if there are no questions, I will ask for a motion to adopt Resolution 2022-15 as amended.*

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2022-15 was adopted as amended, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-16**

**Consideration of Resolution 2022-16, a resolution of the Board of Supervisors of the LT Ranch Community Development District re-designating the officers of the Board of Supervisors**

Mr. Gill explained this Resolution relisted the designations with John Wollard as Chair, Christy Zelaya as Vice Chair, and Karen Goldstein, Scott Turner, and Christian Cotter as Assistant Secretaries. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2022-16 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

*Mr. Jere Earlywine: Staff is working with the land developers on an agreement for the construction of the Lorraine Road segment. I don't know that we have anything to present at this point, but we should have something coming back before too long to address. That and the bond deal is what we have been working on.*

*Mr. Ward: I will add to Jere's report on Lorraine Road. As a part of that process, there will be an agreement with the respective parties, including the County, that include some additional work that will be done by the CDD on behalf of the County. To do that we are in the process of doing an RFP for Engineering Services to be able to do the design work related to the Lorraine Road improvements, or a portion thereof. That will also be back to you, probably, at your August meeting.*

**II. District Engineer**

No report.

**III. District Asset Manager**

No report.

**IV. District Manager**

No report.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Gill noted there were no members of the public present in person or via audio/video. He asked if there were any Supervisor's requests; there were none.

**SEVENTH ORDER OF BUSINESS**


**Adjournment**

Mr. Gill adjourned the meeting at approximately 11:10 a.m.

**On MOTION made by Mr. Christian Cotter, seconded by Mr. Scott Turner, and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

  
James P. Ward, Secretary

  
John Wollard, Chairperson