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 28, 2026 at 301 N. Cattlemen Road, Sarasota, Florida 34232. It began at 1:30 p.m. and was presided over by Mr. Ron Schweid, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Ron Schweid	Chairperson
Von Kuhns	Vice Chairperson
Anthony Briandi	Assistant Secretary
Kelly Briandi	Assistant Secretary

Absent:

Jamie Kuca	Assistant Secretary

Also present were:

James P. Ward	District Manager w/PFM
Cori Dissinger	Assistant District Manager w/PFM
Jere Earlywine	District Attorney
Vivian Carvalho	Senior District Manager w/PFM
Susan Singer	Senior Accountant w/PFM

Audience:

Brooke Hartman
Merle Sogge
Courtney Holowaychuk
Aaron Holowaychuk
David Simonetti

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Carvalho called the meeting to order at approximately 1:39 p.m. She reported present and constituting a quorum were Ron Schweid, Von Kuhns, and Anthony Briandi. She asked if there were any public comments; there were none.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Meeting

THIRD ORDER OF BUSINESS Appointment

Appointment of individual for Seat 4, previously held by Mr. Robert Berry, which became effective May 22, 2026, whose term is set to expire November 2028. Discussion of individuals to fill Seat 4

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) **Sample of E-filed Form 1 – Statement of Financial Interests**

Ms. Carvalho asked if the Board wished to appoint an individual to fill Seat 4, set to expire in November 2028.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Ms. Kelly Briandi was appointed to fill Seat 4 with a term set to expire in November 2028.

Ms. Carvalho administered the Oath of Office to Ms. Kelly Briandi. Ms. Carvalho asked Ms. Kelly Briandi if she wished to receive or waive the compensation of $200 dollar per meeting.

Ms. Briandi chose to receive compensation.

Mr. Jere Earlywine provided a brief overview of the Sunshine Law and Code of Ethics including verification of Ms. Briandi's qualifications; the prohibition of communication in any form with other board members outside of public meetings; Sunshine Law violation penalties; Ms. Briandi's ability to contact himself or the District Manager with any CDD questions; public record requirements; all public records requests to be sent to Mr. Ward; Form 1 filing disclosures; the Code of Ethics; and ethics training requirements.

Mr. Ward recommended Ms. Briandi never speak with a board member about any possible board business outside of board meetings and call him (Mr. Ward) with any questions. He explained CDD staff handled all public records; Ms. Briandi should forward all possible public records to staff; and anything sent to Ms. Briandi from staff did not need to be kept by Ms. Briandi.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors re-designating the officers of the LT Ranch Community Development District

Ms. Carvalho asked how the Board wished to designate the Officers.

The Board chose to keep Ron Schweid as the Chairperson, Von Kuhns as Vice Chairperson, and the remaining Board Members as Assistant Secretaries.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Minutes

May 27, 2026 – Regular Meeting Minutes

Ms. Carvalho asked if there were any changes, comments or corrections to the Minutes; hearing none, she called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the May 27, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

Ms. Carvalho noted this was the public hearing for the Fiscal Year 2027 Budget.

I. Public Comment and Testimony

Ms. Carvalho called for a motion to open the Public Hearing.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was opened.

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget.

Ms. Courtney Holowaychuk asked if the CDD still intended to install shade structures over the playground equipment.

Mr. Ward responded in the affirmative.

Ms. Holowaychuk noted there was a lower budget amount for mulch. She stated from a Master Association perspective, one mulching per year was not enough. She suggested the CDD increase the mulch budget to mulch twice in the year. She requested the littoral budget also be increased to ensure plenty of littorals were planted this year which she hoped would discourage fishing in non-fishing allocated ponds. She discussed the issues with poor visibility near the school access and crosswalk. She noted a child was struck by a car in the spring semester. She asked the CDD to install no parking signs along Starry Night Blvd. which was a bus stop in the afternoon. She requested extension of the shell path from the baseball fields within Turner Park to the road, so students would not need to cross at the crosswalk to reenter the neighborhood. She asked for signage along Lorraine Road for delivery drivers to use Lorraine versus Clark. She said she did not know if signage along Lorraine Road fell under CDD or HOA jurisdiction. She asked for bollards to be installed at the shell paths to prevent golf carts from driving on shell paths.

Ms. Carvalho stated she made note of Ms. Holowaychuk's requests; however, it was important to understand this was the public hearing to adopt the already approved budget and as such, the budget could not exceed the approved threshold. She said as the year went on, perhaps if there were line items which did not get expensed or exhausted completely, the leftover funds could be used to do some of the things Ms. Holowaychuk requested. She asked if there were any other public comments; hearing none, she called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was closed.

II. Board Comment

Ms. Carvalho stated Resolution 2026-10 approved the annual appropriation and budget for fiscal year 2027. She asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-10, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Ms. Carvalho called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Ms. Carvalho indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Ms. Carvalho called for a motion to open the Public Hearing.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was opened.

Ms. Carvalho asked if there were any members of the public present in person, or on audio or video with questions; there were none. She called for a motion to close the public hearing.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Public Hearing was closed.

II. Board Comment

Ms. Carvalho stated Resolution 2026-11 certified the assessment rate for fiscal year 2027. She asked if there were any board questions; there were none.

III. Consideration of Resolution 2026-11, 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

Ms. Carvalho called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-11 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Waiver

Consideration of a Conflict Waiver from the firm Kutak Rock addressing the preparation of an Interlocal Agreement between the LT Ranch Community Development District and LT Ranch South Community Development Districts

Mr. Jere Earlywine stated his firm represented both LT Ranch and LT Ranch South. He asked if everyone in the room heard his explanation of this at the last meeting.

Mr. Ward responded in the affirmative; most everyone heard his explanation previously.

Mr. Earlywine said he was looking for a motion to approve the agreement and the conflict waiver. He said he would incorporate the comments from the prior meeting.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the Conflict Waiver was approved.

EIGHTH ORDER OF BUSINESS Consideration of Resolution 2026-12

Consideration of Resolution 2026-12, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Ms. Carvalho noted the meetings would be the held on the same dates and time, but the location would be changed to 301 North Cattleman Road, Ste. 112. She asked if there were any questions; hearing none, she called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-12 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-13**

Consideration of Resolution 2026-13, a Resolution Authorizing Trespass Enforcement and the Issuance of Correspondence regarding the Same; Providing a Severability Clause; and Providing an Effective Date

Ms. Carvalho stated Resolution 2026-13 authorized trespass enforcement and issuance of correspondence regarding the same.

Mr. Ward: We have had some comments and concerns from the community over the past year or so with respect to trespassing and enforcement of rules within Turner Park. What we've done is prepare a form of community park rules that outline how the park rules operate, who gets to enforce them, and essentially enforcement is through the office of the District Manager for purposes of enforcement, and I can delegate enforcement as appropriate. It gives you authorized users, general provisions for use of the tennis courts and basketball courts, and multipurpose, soccer fields, and patio/picnic areas, outdoor areas, etc. It is consistent with ideas we talked about years ago, but we never codified in rule or resolution. What this resolution does is codified the ideas we talked about in terms of operation of the park going forward. It also provides me with the authority to enforce trespassing rules within the park to the extent it was needed. He asked if there were any questions.

Mr. Von Kuhns asked if there was any resident input.

Mr. Ward: No. This is more or less a standard form set of rules we use for operation of parks and how we enforce stuff.

Ms. Holowaychuk: Does this extend to the ponds?

Mr. Ward: No. Just the park.

Mr. Earlywine: Most Sheriff's offices in Florida have had a hard time understanding what a CDD is and whether they have the authority to trespass, so historically we've done a document like this that identifies who can speak for the CDD when the trespass is called in, and we can list your onsite people. In Pasco County, they have an agreement between the CDD and the Sheriff's Office where the Sheriff will come out and it identifies who is responsible. I have been spreading that agreement around to different counties like Charlotte and other places, and I will probably do the same thing with Sarasota and see if Sarasota will pick up the same thing. I *think this is exactly what we need for today, but I may come back with another document assuming that Sarasota County Sheriff's Office gets their head wrapped around it.*

Ms. Holowaychuk: The Master Association is already on the docket for the September 7th meeting of the Sarasota County Sheriff's Office giving them access to the main roadways within the area to patrol. We've been on there since April. We put in a request for them to patrol the roadways and give them access to update things as needed, paint, signs, all of that, within the neighborhood. I don't know if you would be able to join.

Mr. Earlywine: That's a little bit of a different thing. The road issue is pretty well established in Florida, and we have traffic enforcement agreements all over Florida between CDD's and Sheriff Departments. What's not as common is a trespass for a common area like a park, and that's what this addresses. But that's great work on your part.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, Resolution 2026-13 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:
- **NEXT MEETING: Tuesday, September 8, 2026, Regular Meeting**

b) Financial Statement for period ending May 31, 2026 (unaudited)
c) Financial Statement for period ending June 30, 2026 (unaudited)

Mr. Ward reminded the Board to work on the ethics training requirement; it was a self-reporting requirement due to be completed before the end of the calendar year.

Ms. Carvalho noted the CDD had been establishing and completing goals and objectives for the past two years; this process had now been more formalized. She stated the goals and objectives should be considered for next fiscal year. She asked if the Board had any questions or comments; hearing none, she called for a motion.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the goals and objectives for fiscal year 2026 were approved.

ELEVENTH ORDER OF BUSINESS **Supervisor's Requests**

Ms. Carvalho asked if there were any supervisor's requests; there were none.

TWELFTH ORDER OF BUSINESS **Audience Comments**

Ms. Carvalho asked if there were any public comments or questions; there were none.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Carvalho adjourned the meeting at approximately 2:08 p.m.

On MOTION made by Ron Schweid, seconded by Von Kuhns, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District

Signature: James Ward
James Ward (Sep 14, 2026 13:19:09 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Ronald Schwied
Ronald Schwied (Sep 18, 2026 11:50:00 EDT)
Email: rschwied@taylormorrison.com
Ron Schweid, Chairperson

LTR - Minutes 07 28 2026 - Final

Final Audit Report 2026-09-18

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