

**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, August 19, 2025, at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232. It began at 1:00 p.m. and was presided over by John Wollard, Chairperson, with James P. Ward as Secretary.

Present and constituting a quorum:

John Wollard	Chairperson
Ron Schweid	Vice Chairperson
Anthony Briandi	Assistant Secretary

Absent:

Jamie Kuca	Assistant Secretary
Rob Berry	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney

Audience:

Chris Gillis
Ellen Kope-Puretz
Jonathan Bollers
Merle Sogge
Tom Papaccio
Karen _____
Brook Hartman (ph)

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 Kuca and Supervisor Berry, constituting a quorum. He discussed when the public would be given an opportunity to speak during the meeting.

SECOND ORDER OF BUSINESS**Notice of Advertisement****Readvertisement of Public Hearings to consider adoption of Fiscal Year 2026 Budget and imposition of Special Assessments****THIRD ORDER OF BUSINESS****Consideration of Minutes****June 10, 2025 - Public Hearing and Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the June 10, 2025 Public Hearing and Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-17****Consideration of Resolution 2025-17, a Resolution of the Board of Supervisors of the LT Ranch Community Development District Ratifying Actions Of The District Manager In Amending The Date Of The Public Hearing On The Fiscal Year 2026 Proposed Budget; Providing For Severability And Invalid Provisions; Providing For Conflict And Providing For An Effective Date**

Mr. Ward indicated this Resolution ratified his actions moving the public hearing to today's date. He noted the matter was discussed and agreed upon at the previous meeting.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-17 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**PUBLIC HEARINGS**

Mr. Ward stated this was for two public hearings related to the Fiscal Year 2026 budget. He noted the first public hearing was the budget itself and the second public hearing was to adopt the assessment rates related to the budget. He discussed the public hearing process. He indicated the budget was included in the agenda packet. He stated the assessment rate was the same as last year. He stated the budget was relatively unchanged with one exception: this CDD and the LT Ranch South CDD were beginning to share maintenance costs. He noted this budget included a contribution of \$281,076 dollars from LT Ranch South which would defer a portion of the costs related to the Lorraine Road landscaping program. He noted the landscaping and the road were turned over to the County; however, the CDD

had an agreement with the County to maintain the landscaping along this road as the community wished to hold the landscaping to higher standards than the County would implement.

a) FISCAL YEAR 2026 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 Ron Schweid, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person or via audio or video with questions regarding the fiscal year 2026 budget.

An unidentified female speaker asked if there was anything budgeted or proposed regarding shade for the new playground, as well as additional bike racks at school bus stop intersections.

Mr. Ward responded in the negative. He asked if there were additional questions; there were none. He called for a motion to close the public hearing.

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

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-18, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-18 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing would set into place the assessment rates and certify an assessment roll. He noted the assessment rate for Fiscal Year 2026 was the same as it was in Fiscal Year 2025.

I. Public Comment and Testimony

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

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

Mr. Ward asked if there were any members of the public present in person or audio or video with questions or comments; there were none. He called for a motion to close the public hearing.

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

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-19, 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

Mr. Ward called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-19 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-20

Consideration of Resolution 2025-20, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026.

Mr. Ward stated the meetings were scheduled for the second Tuesday of each month at 1:30 p.m. at the offices of Taylor Morrison. He stated the Resolution did not bind the Board to these meeting dates, time or location; these could be changed as the Board deemed appropriate. He noted meeting information was posted on the CDD website.

An unidentified female speaker asked if there were any meetings in the evening for those who worked during the day.

Mr. Ward responded in the negative; meetings were scheduled during the day. He stated that could change further down the road. He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-20 was adopted, and the Chair was authorized to sign.

Mr. Ward noted meetings could be attended virtually via Webex if anyone could not be present in person.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-21

Consideration of Resolution 2025-21, a Resolution of the Board of Supervisors Of The LT Ranch Community Development District, Adopting The Alternative Investment Guidelines For Investing Public Funds In Excess Of Amount Needed To Meet Current Operating Expenses, In Accordance With Section 218.415(17), Florida Statutes; Providing For Severability And Invalid Provisions; And Providing For Conflict And Providing For An Effective Date

Mr. Ward explained statute required the CDD to have Alternative Investment Guidelines in place for purposes of investing the general funds. He noted the Alternative Investment Guidelines were not related to the bond funds; investment of bond funds were identified in the bond indentures. He stated this Resolution set the Guidelines in place. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2025-21 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Ranking and Award of Bid

Consideration of Ranking and Award of Bid for Landscaping Services for the District for the three-year period October 1, 2025 through September 30, 2027 (three (3) year contract), and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

- I. Ranking of Landscaping proposals**
- II. Consideration of Ranking and award of Bid for Landscaping services for the District for the three-year period October 1, 2025, through September 30, 2027 (three (3) year contract), authorize the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor**

Mr. Ward: The contract we have with Sunny Grove Landscaping is set to expire on September 30, 2025. This was originally a three-year contract with two additional one year addendums permitted. This bid was done the same way. It would be a three-year contract with the ability to extend the contract for two additional one year periods based on some CPI increases, or other increases that may be identified in the bids. This is not what we call a bid based on price only; it is based on qualifications and price, all of which will be determined by the Board. You have been provided copies of the bids from the vendors. There are three vendors who bid on the project. Russell Landscape of Florida, Yardnique, and Sunny Grove Landscaping. We are currently paying around \$804,000 dollars a year for all of the landscaping within the District. With regard to the current bids, Russell Landscaping came in at \$312,000 dollars, Yardnique came in around \$610,000 dollars, and Sunny Grove came in at \$780,000 dollars. Please discuss what you would like to do and then make a simple motion to rank them and award the bid to whoever you would like to use. From my perspective, the first bid at \$300,000 dollars for a project this size, is just extraordinarily low. I actually think the second bidder is low also based upon the experience we have had over the last five years. That is my two cents, please don't take them too much into consideration in your deliberation.

Discussion ensued regarding the different landscaping companies; having tried a different landscaping company in the past but switching back to Sunny Grove due to poor service from the other company; Sunny Grove having a full understanding of the scope of work and experience doing the work; the benefits of staying with Sunny Grove; the Board having the ability to terminate the contract with Sunny Grove with thirty days' notice if the work was subpar; Sunny Grove doing a good job currently; and the CDD wanting to continue to negotiate and drive down the cost of landscaping over time.

Mr. Briandi asked if CDD fees would change if a lower cost landscaping company was chosen.

Mr. Ward responded in the negative. He explained fees would not change because the Budget contemplated the \$800,000 dollar number for landscaping, which he believed was what was needed to maintain the landscaping.

Mr. Earlywine explained the fees could arguably go down next year; however, due to inflation if landscaping costs went down costs would invariably go up elsewhere.

An unidentified female speaker: Does the Sunny Grove contract have a stipulation for numbers of bodies, or for timeline of work continuing at the same method it is now? Because I know Sunny Grove seems to be quite shorthanded in some instances. I know there are different crews that perform each task, and I know they are actively hiring, and I know that our schedules lately have been a little delayed. I'm just curious if their new bid, since it is the highest bid, and we are going to stick with them because they are the devil we know, if they have any kind of standards they are setting for you.

Mr. Ward: The standard is a performance standard, not a personnel standard. They have to meet the performance standards in the bids which are evaluated on a regular basis, which is how we pay them on a going forward basis. If they don't meet the standard, they

have to come back to standard, and then we make the payment. Performance is evaluated on a very regular basis by the District's team.

An unidentified female speaker: And does this include the preserve areas?

Mr. Ward: Sunny Grove does not include the preserve areas. The preserve areas are in the next contract we are considering.

A second female Audience member expressed concerns regarding the use of glyphosate in Round Up. She wondered if the landscaper could be asked to employ safer methods.

Mr. Ward stated glyphosate was no longer used by the community landscapers. He stated Round Up was not used anywhere in the community. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Sunny Grove was ranked number one, and Staff was authorized to enter into an agreement with Sunny Grove.

NINTH ORDER OF BUSINESS

Consideration of Ranking and Award of Bid

Consideration of Ranking and Award of Bid for Wetland Mitigation and Lake Maintenance Services for the District and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

I. Ranking of Wetland Mitigation and Lake Maintenance proposals

II. Consideration of Ranking and award of Bid for Wetland Mitigation and Lake Maintenance services for the District and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor

Mr. Ward stated this was the ranking and award of bid for the wetland mitigation and lake maintenance services. He said this was a similar process to the landscaping services contract. He noted this was a five-year contract. He stated there were two bids submitted: Ecological Services (the current vendor) and Premier Lakes. He indicated the price was \$1,462,000 million dollars for Ecological Services and \$1.8 million dollars for Premier Lakes. He indicated the existing contract was in the \$1.8 million dollars to \$1.9 million dollars price range. He noted a lot of the preserves were coming off monitoring requirements which resulted in a decrease in prices. He stated Ecological Services, the current vendor, was doing a very good job. He indicated he was familiar with Premier Lakes, but felt Ecological Services should be ranked number one, not only based on price, but in this case Ecological Services had the expertise and experience needed for the job. He stated the prices were for a five year contract at \$292,000 dollars (Ecological Services) and \$360,000 dollars (Premier Lakes) per year.

Mr. Wollard noted Ecological Services had been working with Taylor Morrison on the LT Ranch project since day one with permitting, wetland mitigation, enhancement and maintenance, and he recommended continuing with Ecological Services.

Unidentified Male Speaker noted he used Ecological Services on many of his projects such as Palmer Ranch and Lakewood Ranch, and he also recommended Ecological Services.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Ecological Services was ranked number one, and Staff was authorized to enter into an agreement with Ecological Services.

TENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

No report.

IV. District Manager

a) Financial Statement for period ending June 30, 2025 (unaudited)

b) Financial Statement for period ending July 31, 2025 (unaudited)

No report.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

TWELFTH ORDER OF BUSINESS

Audience Comments

Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

Ms. Brook Hartman stated the new playground at Turner Park was lovely, but unusable in its current state due to the lack of shade. She stated it was promoted as a shaded play area, but there was simply not enough shade. She noted shade was a health and safety requirement in Florida; without proper coverage equipment surfaces could get dangerously hot and children were at risk for equipment burns, sunburns, heat exhaustion, etc. She requested the Board allocate funds to install a true shade canopy over the play area. She said she would be

glad to help gather information if needed. She displayed examples of fully shaded playgrounds. She suggested perhaps using some of the cost savings from the landscaping budget to install shade coverage.

A female audience member asked if rubber mulch could be used on the playground as opposed to regular mulch. She noted the red cedar mulch which was currently at the playground caused staining.

Mr. Ward: We did not consider putting larger covers over the top of those play structures. We do not have money in our 2026 budget for purposes of doing that, and I know these play structures are extraordinarily expensive based on what we spent in the current fiscal year for them. If you want, I do not have a problem with taking a look to see how much it would cost, but we do have a very tight budget. We are just meeting our expenses in the current fiscal year, and fiscal year 2026 will be the same. It's pretty tight. Especially trying to keep the assessment rates the same year over year. We will look at it, but I am guessing it is not possible.

Ms. Hartman: I don't know if you can do a one-time assessment specifically for this item, but I would willingly participate with contributing funds specifically for this item because it's unusable.

Mr. Ward: Districts don't really have the ability to do that. There is a way to do it legally; legally it's possible, but realistically it is not. It would have to go into the following year's budget if we wanted to do that.

Ms. Hartman: Can we do a fundraiser with your blessing?

Mr. Ward: Yes you can do fundraisers. You do not need our blessing.

Mr. ____: You can do a fundraiser, and give the funds to the CDD and we will put it in.

A female audience member asked when the old playground was damaged, did we file a claim? Was there a reimbursement for the playground that didn't make it last year?

Mr. Ward: Yeah, but it was not much at all. Our overall damage costs last year were in the \$300,000 dollar range, which is one of the reasons we are tight on numbers. The insurance proceeds were much less than what the damage costs were.

Discussion ensued regarding the previous playground, the new playground structure, fundraising to add shade to the new playground, and the shade added to the dog park a few years ago.

Ms. Hartman asked if the CDD was willing to do some cost sharing after the fundraiser was done.

Mr. Ward explained the year was coming to its end, so the answer was no for fiscal year 2025 and it was too early to answer the question for fiscal year 2026. He said in six months he would be better able to answer the question regarding cost sharing.

Ms. Hartman: Okay, so we can cost estimate it, get a quote, see how much we need to raise, try to do it internally and after, who do I need to go to try to get this done?

Mr. Ward: Me. We are more than happy to help you. We can contact the vendor that installed the playground structures. These structures all have to be permitted through the county. It's a lot of work, but our team can help you do that. My team can give you the vendor's information so you can get pricing from them as well.

A female audience member: Question regarding trails. I know it has been a pain point for a lot of our residents, the trails that are concrete paths. Some sections of the trails seem to have been paved into the berms where HOA coincides with CDD. The berms were sloped to drain away from homes, but the trails were paved right at the base of the berms, and those areas have very poor drainage and need a French drain or something to mitigate the flooding. They are impassable at some points consistently. She discussed the problems with concrete breakdown in these areas. She noted children were using the trails more often now that school had started and she was worried the flooding would be a safety concern. She asked the CDD to look into mitigating the flooding. She indicated she marked the locations on a map.

Mr. Ward indicated the matter would be investigated. He asked Ms. ____ to email him the map with the sidewalk flooding locations.

Ms. ____ continued noting there was an issue with the reservoir ponds by the trailhead system. She said there was not enough No Fishing signage around these ponds and pre-adolescent boys were fishing in areas where they should not be fishing and were baiting the alligators. She said she was very concerned these boys would get hurt. She indicated the boys were also being very disrespectful to the residents in whose backyards they were fishing. She stated she felt clear signage would enable the residents to enforce the rules and mitigate bad behavior going forward.

Discussion ensued regarding the fishing behind resident's homes on Moonbeam and Silent night Pond, and increased traffic along the back paths and damages as a result.

Ms. ____ indicated it seemed to be the same group of people fishing, either dropping off their children to fish, or even on occasion accompanying their children to fish, but no one should be fishing in those areas.

Discussion ensued regarding installing signage to prevent fishing in these areas.

Mr. Ward explained fishing in the State of Florida was permitted pursuant to law. He said he understood some communities still put up no fishing signage. He indicated regardless he would look into it and see what could be done. He noted it might be possible to install no trespassing signs as opposed to no fishing signs. He stated CDDs did not have the right to fine residents who violated signage like HOAs did, but he would look for a solution. He stated he should be notified if any resident saw an alligator as he could call the alligator trapper to have the animal removed from the area.

Discussion ensued regarding the bad behavior of the people who were fishing and baiting the alligator; it being illegal to bait for gators; contacting Mr. Ward when a gator was spotted to call the gator trapper; a gator being spotted in a resident's backyard; not wanting to have to kill unnecessary wildlife just because children did not know how to behave properly; and it being unsettling when people were wandering around your backyard after dark, even if it was just to fish, and it could become a problem.

Ms. _____ asked about the Lorraine Road extension.

Mr. _____ discussed where Taylor Morrison's involvement in the project ended, and where another CDD picked up the project. He said Taylor Morrison was building a 600-foot segment of Lorraine Road, stopping at the entrance to neighborhood 6.

Discussion continued regarding Lorraine Road construction, which CDDs were responsible for which portions, and debris in the road on Lorraine Road causing damage to vehicles.

Mr. _____ stated he would ensure the debris was removed from the road.

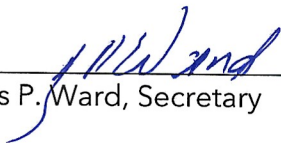
THIRTEENTH ORDER OF BUSINESS

Adjournment

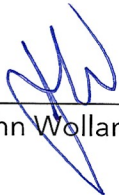
Mr. Ward adjourned the meeting at approximately 1:45 p.m.

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

LT Ranch Community Development District



James P. Ward, Secretary



John Wollard, Chairperson