# 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, October 14, 2025 at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 1:30 p.m. and was presided over by Mr. Ron Schweid, Vice Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

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| Ron Schweid | Vice Chairperson |
| Anthony Briandi | Assistant Secretary |
| Rob Berry | Assistant Secretary |

**Absent:**

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| Jamie Kuca | Assistant Secretary |
| John Wollard | Chairperson |

**Also present were:**

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| James P. Ward | District Manager |
| Jere Earlywine | District Attorney |

**Audience:**

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**

Mr. James P. Ward called the meeting to order at approximately 1:34 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kuca and Supervisor Wollard, constituting a quorum.

**SECOND ORDER OF BUSINESS** **Consideration of Minutes**

**August 19, 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 Ron Schweid, seconded by Rob Berry, and with all in favor, the August 19, 2025 Public Hearing and Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS Consideration of Resolution 2026-1**

**Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc., with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date**

Mr. Ward stated Calvin, Giordano & Associates did the operations, field map services, etc., for the District. He reported he amended the agreement between the Board and Calvin, Giordano to reflect a change from an annual flat fee payment to hourly rates. He noted the agreement was otherwise the same. He stated this would better enable the CDD to understand the services being performed in the District on a monthly basis by Calvin, Giordano. He asked if there were any questions; hearing none, he called for a motion.

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| **On MOTION made by Ron Schweid, seconded by Rob Berry, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.** |

**FOURTH 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 August 31, 2025 (unaudited)**
**b) Financial Statement for period ending September 30, 2025 (unaudited)**

Mr. Ward reminded the Board to complete the ethics training requirements before the end of the calendar year. He noted email reminders would be sent out monthly to the Board. He reported fiscal year 2025 ended September 30, 2025 which included year 3 funding by the developer for the initial reserves. He stated the CDD was entering year 4 for the developer's $250,000 dollar contribution. He explained when $1 million dollars was reached the developer funding would end, meaning fiscal year 2026 was the final year the developer would be making a contribution. He stated the CDD spent $175,000 dollars on repairs after Hurricane Milton from this fund, so the CDD would not have the full $1 million dollars at the end of next year, it would only have $825,000 dollars. He stated when the District went into the fiscal year 2027 budget the CDD would need to discuss how and if the Board wanted to increase the preserve fund up to $1 million dollars. He noted the CDD had kept the assessment rate the same for the past few years, and the pressure would be on going into fiscal year 2027 and assessment rates might need to rise.

Mr. Ward reported at the last Board meeting there were residents in attendance who wanted the District to make some improvements to the Turner Park Playground, specifically by installing shade structures over the playground structures. He noted the CDD indicated it did not have funds for this type of improvement in the fiscal year 2026 budget, but it could be considered for the fiscal year 2027 budget. He stated the residents suggested doing some resident fundraising. *I said to her, if you want to do a fundraiser, you are more than welcome to, but you need to make sure you tell your residents specifically what you are collecting it for, the District needs to be aware of exactly what that is, and that is exactly what we will install if you collect all of the money. We will not deviate from that. I indicated to her that the District would have to be the entity who actually contracts with the firm necessary to put all those improvements in. At the time we do that, if there isn't enough money we will not proceed forward with doing that. They are going to use, as a part of their fundraising efforts, an entity called goal something (I don't know the exact name), to collect all of the funds. I think there are three shade structures they want. I said the only thing you need to be aware of is, if you collect money separately from residents for these three separate structures, we have to make sure you tell us where the money is coming from and what the structure is. I don't want to take money from residents for one structure when they really donated to another structure. We will get in trouble for that kind of thing. That's the way we are proceeding. I codified that in an email to her on how we would proceed forward. She did ask the question if we didn't get enough money can we do it in the 2027 budget, and my response was there is a lot of pressure on this District going into 2027 and the likelihood is very low that the District would fund anything. So, go fundraise, do a good job, get all the money, but you cannot count on the District putting any more with it. I will keep you updated on a regular basis. She seems to be very nice and helpful in trying to fundraise in this way. For those of you who are residents, I'm sure you will see that, and you may donate to that as you deem appropriate.*

*Mr. _____9:02: Is there a timeline?*

*Mr. Ward: Well, she wants to raise $47,000 dollars.*

*Mr. _____: She has the fundraiser right now for $35,000 dollars for the one structure. They have $550 dollars right now.*

*Mr. Ward: $35,000 dollars is a lot of money to collect in a short period of time. When I was talking to her I said, you would be a goddess if you could raise this kind of money in a year. I expect it to take a long time for her to collect it. I said, I would not recommend you establish your own bank account, so she established this goal whatever. I said, you have to keep track of who gave you the money, how much they gave you, what their names and addresses are, because you have to give this money back to them if this* *fundraising effort doesn't work out. Apparently, this goal whatever company does this for them automatically, so she is well aware.*

Discussion continued regarding the fundraising efforts for a shade structure.

Mr. Ward noted the CDD would have the shade structure permitted and installed professionally if enough money was raised to fund the project. *We are not taking a chance with children's lives on a shade structure on top of playground equipment, so we are going to permit everything.*

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

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

**SIXTH ORDER OF BUSINESS** **Audience Comments**

Mr. Ward asked if there were any public comments or questions; there were none.

**SEVENTH ORDER OF BUSINESS** **Adjournment**

Mr. Ward adjourned the meeting at approximately 1:47 p.m.

**On MOTION made by Ron Schweid, seconded by Rob Berry, and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

James P. Ward

James P. Ward, Secretary

John Wollard

John Wollard (Jan 13, 2026 14:04:58 EST)

John Wollard, Chairperson

# LTR - Minutes 10/14/25

Final Audit Report 2026-01-15

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