

**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, November 14, 2023, 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
Karen Goldstein	Assistant Secretary
Scott Turner	Assistant Secretary

**Absent:**

Christian Cotter	Assistant Secretary
Christy Zelaya	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Ashley Ligas	District Attorney
Katie Ibarra	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 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 Zelaya and Supervisor Cotter, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**September 19, 2023 – Regular Meeting Minutes**

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

**On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, the September 19, 2023 Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-1**

**Consideration of Resolution 2024-1, a Resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain LT Ranch Neighborhood Three, Phases 1, 2 & 3 Utilities and Conveyance of LT Ranch Neighborhood Three, Phases 1, 2 & 3 Utilities to Sarasota County, Florida; and addressing severability and an effective date**

*Mr. Ward: Items 3 and 4 are basically the same item. They are the acquisition of utilities in two different neighborhoods. Item 3, 2024-1, is for the acquisition of neighborhood 3, Phase 1, 2, and 3 utilities and then the authorization to convey those utilities onto Sarasota County. Then Item 4 is the same thing for neighborhood 5, Phase 1 utilities, and then transfer those utilities on to Sarasota County. These are standard resolutions you have seen in the past. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2024-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-2**

**Consideration of Resolution 2024-2, a Resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff Regarding the acquisition of certain LT Ranch Neighborhood Five, Phase 1 Utilities and Conveyance of LT Ranch Neighborhood Five, Phase 1 Utilities to Sarasota County, Florida; and addressing severability and an effective date**

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Resolution 2024-2 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-3**

**Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors of the LT Ranch Community Development District certifying Supervisor seats; and providing for an effective date**

*Mr. Ward: As you recall, in November of 2024 we begin the transition of this Board to qualified electors. Two of the three seats that are up next year will be switching over to a qualified elector based election.*

*What this Resolution does, if you so desire to do it, when we do a qualified elector election, we assign seats arbitrarily to whoever is up at that time. In order to ensure the developer has continued input into this process Mr. Wollard has been both the developer’s representative and sits on the Board as your Chairperson, so the last seat that will transition is Seat 3. It’s Karen’s seat and then John’s seat would normally transition in 2026. So, Seat 3 will last until 2028 or 2030 whatever it turns out to be. What this Resolution does is, if you decide to do it, is basically move those two seats around, so Karen would sit in Seat 1, John in Seat 3, and then Christy Zelaya would continue in Seat 2, as would Christian Cotter in Seat 4, and Scott Turner in Seat 5. There is no obligation that you adopt this Resolution. All we are doing is moving your name and the seats around if you so desire that you would like to do that.*

**On MOTION made by Karen Goldstein, seconded by Scott Turner, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Asset Manager**

- a) **Field Managers Report October 1, 2023**
- b) **Field Managers Report November 1, 2023**

No report.

**IV. District Manager**

- a) **Financial Statement for period ending September 30, 2023 (unaudited)**
- b) **Financial Statement for period ending October 31, 2023 (unaudited)**

No report.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Mr. Ward asked if there were any supervisor’s requests; there were none. He asked if there were any audience members present in person or by audio or video with any questions or comments; there were none.

**EIGHTH ORDER OF BUSINESS**

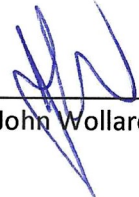
**Adjournment**

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

**On MOTION made by Karen Goldstein, seconded by John Wollard, and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

  
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James P. Ward, Secretary

  
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John Wollard, Chairperson