

**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, December 9, 2020 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
Blake Murphy	Vice Chairperson
Karen Goldstein	Assistant Secretary
Jim Turner	Assistant Secretary
Scott Turner	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Jeremy Arnold	District Engineer

**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**

District Manager James P. Ward called the meeting to order at approximately 11:06 a.m. He conducted roll call; all Members of the Board were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Administration of Oath of Office**

**Administration of Oath of Office for Ms. Karen Goldstein, Mr. Jim Turner, and Mr. Scott Turner who were elected to the Board of Supervisor's during the Landowner's Meeting held November 11, 2020.**

- a) Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- b) Form 1 – Statement of Financial Interests**

*Mr. Ward: I am joining you by video call today, so I had asked those who were elected at the Landowner's Meeting in November, Mr. Jim Turner, Mr. Scott Turner and Ms. Karen Goldstein, to please have Oaths signed and notarized and returned to my office. For the record I will notate that I do have Oaths of Office from all three individuals, all of which are notarized, and these Oaths will be*

*placed on record for you. Since all three of you are current members of the Board, there is no need for you to file a new Form 1 Statement of Financial Interests. The one that you have in place which will be good through the early part of the summer next year, and you will receive new ones from the Supervisor of Elections in the County in which you reside at that point.*

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-1**

**Consideration of Resolution 2021-1 Canvassing and Certifying the Results of the November 11, 2020 Landowners Election**

*Mr. Ward: In the Resolution section 1, Ms. Goldstein will serve in Seat 3 with 481 votes, Mr. Jim Turner will serve in Seat 4 with 481 votes and Mr. Scott Turner will serve in Seat 5 with 480 votes. Mr. Jim Turner and Ms. Goldstein will serve four-year terms by virtue of the number of votes they received, and Mr. Scott Turner will serve a two-year term. He indicated this Resolution was recommended for consideration and called for a motion.*

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, Resolution 2021-1 was adopted, and the Chairperson was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-2**

**Consideration of Resolution 2021-2 Re-Designating the Officers of the LT Ranch Community Development District**

*Mr. Ward: You may keep the Officers you have, which are Mr. Wollard as Chairperson, Mr. Murphy as your Vice Chair, the balance of the Board serves as Assistant Secretaries, and I serve as your Secretary and Treasurer. You may keep them the same or you may change at your discretion. If you would like to keep them the same a simple motion and second to approve the Resolution as noted in the record would be in order.*

**On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard, and with all in favor, Resolution 2021-2 was adopted as noted, and the Chairperson was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes**

**a) July 8, 2020 – Public Hearing**

Mr. Ward asked if there were any additions, corrections, or deletions for the July 8, 2020 Regular Minutes. Hearing none, he called for a motion.

**On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, the July 8, 2020 Regular Minutes were approved.**

**b) November 11, 2020 Landowners Meeting**

Mr. Ward asked for a motion to accept the November 11, 2020 Landowners Meeting Minutes for purposes of inclusion in the record only.

**On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the November 11, 2020 Landowners Meeting Minutes were accepted for purposes of inclusion in the record only.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement**

**Consideration of Agreement between the LT Ranch Community Development District and Calvin, Giordano & Associates, Inc. for field maintenance oversight services**

*Mr. Ward: As you will recall, Fiscal Year 2021 which is what we were in, the District has now added all of the operations and maintenance services to this District based on the infrastructure that we have purchased from the recent series of bonds that we did. The Firm that I am recommending is the Firm that I use on many of my Districts. They handle the day-to-day field operations. We are in the process now of transitioning all of those services over to the District from Taylor Morrison or its ancillary homeowner's association. The fee that is provided for in the Agreement is consistent with what I had budgeted for which the amount escapes me at the moment -- \$35,000 dollars a year for these services, which I said is consistent with what we have in our Budget for this coming year. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the Agreement between the LT Ranch Community Development District and Calvin, Giordano & Associates, Inc. for field maintenance oversight services was approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**a) District Attorney**

No report.

**b) District Engineer**

No report.

**c) District Manager**

- I. Financial Statements for period ending June 30, 2020 (unaudited)
- II. Financial Statements for period ending July 31, 2020 (unaudited)
- III. Financial Statements for period ending August 31, 2020 (unaudited)
- IV. Financial Statements for period ending September 30, 2020 (unaudited)
- V. Financial Statements for Period ending October 31, 2020 (unaudited)

Mr. Ward stated he had no report. He asked if there were any questions; there were none.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests.

*Mr. Scott Turner: The only thing I'd mention. I'm just flipping through this contractor agreement with Giordano. I note on Exhibit A there is a reference in paragraph 1B "has established base contract tailored for Wentworth Estates." I suspect they slipped in the wrong community name.*

Mr. Ward indicated he would make the necessary changes to the Agreement. He asked if there were any other Board questions or comments; there were none. He asked if there were any audience comments; there were none. He noted no audience members were present.

**NINTH ORDER OF BUSINESS**

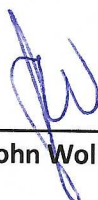
**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:17 a.m.

**On MOTION made by Mr. Jim Turner, seconded by Mr. Blake Murphy, and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

  
James P. Ward, Secretary

  
John Wollard, Chairperson