

**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, December 10, 2024, 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
Christy Zelaya	Vice Chairperson
Scott Turner	Assistant Secretary
Christian Cotter	Assistant Secretary
Karen Goldstein	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Ashley Ligas	District Attorney
Mike Kennedy	
Jarod Zech	

**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, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

- I. November 12, 2024 –Landowners Meeting Minutes**
- II. November 12, 2024 –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 Scott Turner, seconded by John Wollard, and with all in favor, the November 12, 2024 Landowner Meeting Minutes and November 12, 2024 Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-12**

**Consideration of Resolution 2025-12, a Resolution of the Board of Supervisors of the LT Ranch Community Development District regarding the award of the Request for Proposal Bid for the Lorraine Road Widening Project; providing a severability clause; and providing an effective date**

Mr. Ward stated Resolution 2025-12 was the bid for the Lorraine Road Widening Project. He introduced Mike Kennedy and Jarod Zech.

*Mr. Mike Kennedy: There was a desire of both the District and Sarasota County to do two things, make four lanes of the existing two lanes, and also extend the road to the southern boundary of the property. There was an interlocal agreement which was approved by the Board and has been in existence for a while. We went through the design and permitting and then advertised the project for an RFP process. The initial RFP we received zero bids. This was almost a year ago now. Contractors were so busy we received no bids, so we readvertised and at that point we received one bidder, RIPA. That was on July 18<sup>th</sup> and the loan bid was in the amount of \$6,413,744.75. In the interlocal agreement based on estimates we collectively put together through our office and contractors and Taylor Morrison’s help, there is a reimbursement dollar figure of about \$5.1 million dollars. So, obviously at \$6.4 million dollars there is a \$1.3 million dollar discrepancy. So, instead of just resurfacing part of the existing pavement, the County wanted to resurface all of it. We had a series of meetings with the County Engineer and his Deputy, and we made some design changes to the point where we were able to get the project down to \$5,025,971.30. It was important that we not make any changes that would cause a safety issue or anything that would cause problems down the road because the road was not constructed properly. I think everybody is satisfied we have done that. The developer is happy, the county is happy, and at this point we would recommend an award to RIPA. There is a little bit of a sense of urgency because the new school under construction is slated to open next year in August, so we want to get started as soon as we can. RIPA is ready and is looking at an early January start plus or minus. With the contract documents drafted, I will review them today and tomorrow, and we will get those finalized and then, Jim, I will send them to you and John just to double look at what we are doing. Then we will set up a preconstruction meeting, and get the contracts executed, and we will be off and running.*

Mr. Ward 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 2025-12 was adopted, and the Chair was authorized to sign.**

Mr. Ward thanked Mike Kennedy and Jarod Zech.

Mr. Kennedy stated he had never before had a project which received no bids in his 43 years of experience.

**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 October 31, 2024 (unaudited)
- b) Financial Statement for period ending November 30, 2024 (unaudited)

No report.

**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**

*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*

There were no audience comments. Mr. Ward noted there were no members of the public present in person or via audio/video.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:06 p.m.

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

LT Ranch Community Development District

  
James P. Ward, Secretary

  
John Wollard, Chairperson