

**MINUTES OF MEETING  
MARION RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The organizational meeting of the Board of Supervisors of the Marion Ranch Community Development District was held on Tuesday, March 18, 2025, at 3:00 P.M. at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471.

**Present and constituting a quorum:**

Chris Armstrong	Chairperson
Andrea Agha	Vice Chairperson
Ron Wiese	Assistant Secretary
David Garcia	Assistant Secretary
Alec Morris	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
Ben Steets	Grau and Associates
Natalia Aurelus	Grau and Associates

**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 3:11 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**November 19, 2024 – Regular Meeting Minutes**

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

**On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, the November 19, 2024 Regular Meeting Minutes were approved.**

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Audited Financial Statements**

#### **Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2024**

Mr. Ward introduced Ben Steets and Natalia Aurelus with Grau and Associates.

Mr. Ben Steets with Grau and Associates indicated this audit was performed in accordance with the standards set by the Florida Auditor General and the generally accepted auditing standards. He declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

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

**On MOTION made by Ron Wiese, seconded by David Garcia, and with all in favor, the Audited Financial Statements for Fiscal Year ended September 30, 2024 were accepted.**

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-2**

#### **Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors approving the Fiscal Year 2025 Proposed Budget for and setting a Public Hearing for Tuesday, May 20, 2025, at 3:00 p.m., at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471**

Mr. Ward indicated Resolution 2025-2 scheduled the public hearing for the budget on Tuesday, May 20, 2025, at 3:00 p.m., at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471. He explained adoption of the Resolution did not bind the Board to the budget; the Board could make changes to the budget until adopted at the public hearing. He reported the budget was comprised of two parts: the general fund which covered the administrative portion of the District, and the debt service fund. He stated the assessment rate was \$130.18 which was similar to the current assessment rate. He asked if there were any questions.

*Mr. Alec Morris: For field ops purposes, obviously we've turned over some property to the District. In terms of setting the budget to capture maintenance of the DRA's mowing and so forth, I want to make sure that gets in here for 2026. Is that something I can coordinate with you offline?*

*Mr. Ward: Yes, we can do that. We just need to have it ready to go before your public hearing in May. Greg, I'm sure you're okay with us just amending the budget at the public hearing?*

*Mr. Urbancic: The issue is, if we are going to go up Jim. I don't know if we can plug in a number for purposes of initial adoption?*

*Mr. Ward: Good question. Let me see what the cap rate is. Alec, the cap rate is \$133 dollars, so what this means is if we go over that rate, then we have to do mailed notice to all property owners. It's not a huge issue, but there is 30 days' notice required, so we would have to get mailed notice out by the first week in April. So, if you guys are good with that, a motion is in order, and then Alec, you and I will work together on the operating part.*

The Board was not opposed.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

No report.

#### **II. District Engineer**

No report.

#### **III. District Manager**

##### ***a) Board Meeting Dates for Balance of Fiscal Year 2024***

**1. Public Hearings: Proposed Fiscal Year 2026 Budget – May 20, 2025**

**b) Financial Statement for period ending December 31, 2024 (unaudited)**

**c) Financial Statement for period ending January 31, 2025 (unaudited)**

**d) Financial Statement for period ending February 28, 2025 (unaudited)**

No report.

## **SIXTH ORDER OF BUSINESS**

### **Supervisor's Requests**

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

## **SEVENTH ORDER OF BUSINESS**

### **Public Comments**

**The 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; there were none. No members of the public were present.

**EIGHTH ORDER OF BUSINESS**

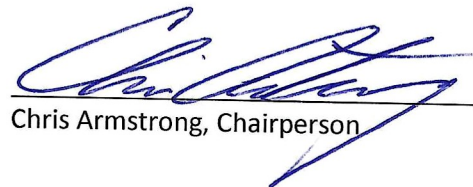
**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:17p.m.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, the meeting was adjourned.**

Marion Ranch Community Development District

  
James P. Ward, Secretary

  
Chris Armstrong, Chairperson