

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

The regular meeting of the Board of Supervisors of the Marion Ranch Community Development District was held on Tuesday, April 15, 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
Alec Morris	Assistant Secretary

Absent:

David Garcia	Assistant Secretary
--------------	---------------------

Also present were:

James P. Ward	District Manager
Greg Urbancic	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 3:16 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Garcia, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

March 18, 2025 – 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 March 18, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-3**

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors of Marion Ranch Community Development District, Rescinding Resolution 2025-2 Which Approved The Fiscal Year 2026 Budget: Approving a proposed budget for Fiscal Year 2026 and setting a Public Hearing for Tuesday June 17, 2025, at 3:00 p.m., at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471

Mr. Ward indicated Resolution 2025-3 began the Fiscal Year 2026 budget process. He stated the proposed assessment rate was \$130.18 dollars; there was no assessment rate in fiscal year 2025. He noted the fiscal year 2026 budget included the series 2024 bonds; assessment rates for bonds did not change annually. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Alec Morris, seconded by Chris Armstrong, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Greg Urbancic: I will give a legislative update once we have a little more clarity on anything that might affect us going forward. It's still too soon to distill everything.

II. District Engineer

No report.

III. District Manager**a) Board Meeting Dates for Balance of Fiscal Year 2025****1. Public Hearings: Proposed Fiscal Year 2026 Budget – June 17, 2025****b) Financial Statement for period ending March 31, 2025 (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

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.


SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 3:18 p.m.

On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, the meeting was adjourned.

Marion Ranch Community Development District


James P. Ward, Secretary


Chris Armstrong, Chairperson