

**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, November 19, 2024, 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
Tim Booker	District Engineer

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, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 16, 2024 – Public Hearings and 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 Ron Wiese, and with all in favor, the July 16, 2024 Public Hearings and Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Proposal

Consideration of the Proposal to provide Audit Services to the District for the Fiscal Years 2024-2028.

Mr. Ward: Statute requires Districts to have audited financial statements to the extent that you go over certain thresholds with the issuance of the bonds; we clearly went over the threshold. The statute also requires that we do a public bid process. We call this one the auditors full employment act. We did an advertisement for bids, we got two bids, from Grau and Associates and Berger Toombs. You are required to rate them and rate the pricing. So, the price from Grau is \$21,000 dollars over a 5 year period, so the prices range from \$4,000 to \$4,400 dollars. Berger Toombs is \$4,200 to \$5,250 dollars for a total price of \$24,700 dollars. These prices these days are inordinately low for audits for CDDs. That’s why we only got two bids. In days not too far in the distant past I would get 5, 6 or 7 bids for auditors, but the prices have come down so much that we basically have two or three firms in this business these days. I will ask that you rank them. Our recommendation is that you rank Grau and Associates number 1 and Berger number 2. Once you rank them, we will ask for a motion to enter into an agreement with the number 1 firm.

On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, Grau was ranked #1 and Berger was ranked #2.

Mr. Ward called for a motion to approve an Agreement between the District and Grau and Associates for auditing services for the Fiscal Years 2024-2028.

On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, an Agreement between the District and Grau and Associates for auditing services for the Fiscal Years 2024-2028 was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-1

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors re-designating dates, time, and establishing a new Meeting Location for Regular Meetings of the Board of Supervisors of The District For Fiscal Year 2025; providing for conflict; providing for severability and providing an effective date

Mr. Ward indicated Resolution 2025-1 redesignated the dates, time, and new meeting location for Marion Ranch CDD Board Meetings. He stated meetings would be on the third Tuesday of every month at 3:00 p.m. at Armstrong Homes. He 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, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training before the end of the calendar year.

Mr. Ward asked if the Board had completed the ethics training yet.

The Board responded in the negative but indicated they would finish the training before the end of the year.

Mr. Ward stated he would send out links for the ethics training classes again to the Board, but noted this would be the last time before the end of the year. He encouraged the Board Members to complete the training soon.

II. District Engineer

No report.

III. District Manager

- a) Goals and objectives reporting requirements for CDD’s**
- b) Board Meeting Dates for Balance of Fiscal Year 2024**
- c) Financial Statement for period ending August 31, 2024 (unaudited)**
- d) Financial Statement for period ending September 30, 2024 (unaudited)**
- e) Financial Statement for period ending October 31, 2024 (unaudited)**

Mr. Ward: There was a change to the statute this year which requires Districts to establish performance measures and standards for reporting. It is a self-reporting program this year which means all we do is report on it, and we file it on the District’s website. The goals we are going to have are do we meet the public meetings compliance, yes or no, they are all yes or no questions, notice of our meetings, access to our public records, did we do our budget right, etc. He asked if there were any questions; hearing none, he called for a motion to approve the standards. He noted the standards could be changed at any time.

On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, the performance measures and standards were approved.

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.

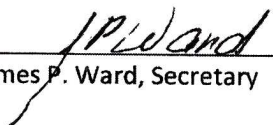
EIGHTH ORDER OF BUSINESS


Adjournment

Mr. Ward adjourned the meeting at approximately 3:23 p.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