

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

The Landowners Meeting of the Board of Supervisors of the Pioneer Ranch Community Development District was held on Tuesday, April 16, 2024, at 3:30 P.M. at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, Florida 34471.

**Landowner present:**

Chris Armstrong

**Also present were:**

James P. Ward

District Manager

Greg Urbancic

District Attorney

**Audience:**

Andrea Agha

Alec Morris

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**

Mr. James P. Ward called the meeting to order at approximately 4:00 p.m.

**SECOND ORDER OF BUSINESS**

**Election of a Chairperson**

**Election of a Chairperson for the Purpose of Conducting the Landowners Meeting Landowners Questions or Comments**

Mr. Ward asked Mr. Armstrong if he would like to be the Chairperson or would like Mr. Ward to continue as Chair.

Mr. Armstrong asked Mr. Ward to continue as Chair.

**THIRD ORDER OF BUSINESS**

**Election of Supervisors**

**Election of Supervisors**

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy
- b) Nominations of Supervisors (Five Positions)
- c) Casting of Ballots
- d) Ballot Tabulations and Results

Mr. Ward indicated Mr. Armstrong represented 95<sup>th</sup> Street Holdings, LLC and would be voting with 411.22 votes. He asked if there were any other landowners who were going to be voting at today's meeting; there were none. He asked Mr. Armstrong to nominate five individuals to serve on the Board.

Mr. Armstrong nominated Andrea Agha, Alec Morris, Ron Wiese, David Garcia and himself, Chris Armstrong.

Mr. Ward provided Mr. Armstrong with a ballot to fill out. He stated the two individuals who received the highest number of votes would serve a four year term, the three remaining individuals would serve a two year term.

Mr. Armstrong filled out the ballot and returned the ballot to Mr. Ward.

Mr. Ward read the ballot into the record: Andrea Agha received 400 votes; Alec Morris received 411 votes; Ron Wiese received 400 votes; David Garcia received 399 votes; and Chris Armstrong received 411 votes. He indicated these individuals would be sworn in during the Board Meeting which would be held subsequent to today's landowners meeting.

**FOURTH ORDER OF BUSINESS**

**Landowners questions or comments**

Mr. Ward asked if there were any questions or comments; there were none.


**FIFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 4:07 p.m.

Pioneer Ranch Community Development District

  
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 James P. Ward, Secretary

  
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 Andrea Agha, Vice-Chairperson