

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

The organizational meeting of the Board of Supervisors of the Pioneer Ranch Community Development District was held on Tuesday, January 23, 2024, at 11:00 A.M. at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471.

**Present and constituting a quorum:**

Chris Armstrong	Chairperson
Andrea Agha	Vice Chairperson
Ron Wiese	Assistant Secretary
David Garcia	Assistant Secretary
Frank Perez	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
Tim Tillman	District Engineer
Steve Sanford	FMS Bonds

**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 11:16 a.m. He conducted roll call; all Members of the Board named in the Ordinance establishing the District were present. He noted this was the second CDD organizational meeting being done today; the first was for Marion Ranch. He stated the Board was the same for both CDDs and he would not go through the complete diatribe he went through for the first meeting, he would just call the items and if there were a question he would answer the question, otherwise, he would move through the Agenda substantively more quickly than he did during the Marion Ranch meeting.

The Board agreed this should be done.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Organizational Meeting**

The meeting was duly noticed.

**THIRD ORDER OF BUSINESS**

**Oath of Office**

**Initial Board Members named in Ordinance 23-34 of the Board of County Commissioners, dated December 20, 2023, establishing the Pioneer Ranch Community Development District**

- a) Oath of Office**
- b) Guide to the Sunshine Amendment and Code of Ethics**
- c) Form 1 – Statement of Financial Interests (2024 Changes to the Law and filing requirements)**

Mr. Ward, as a Notary Public, administered the Oath of Office to the Members of the Board. He asked if there were any questions regarding the Sunshine Law, Code of Ethics, or the Form 1; there were none. He advised the Board to file a Form 1 for this District in addition to the Form 1 for Marion Ranch; two Form 1 forms would be required to be submitted on the State’s website.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-1**

**Consideration of Resolution 2024-1, a Resolution of the Board of Supervisors designating certain officers of the Pioneer Ranch Community Development District**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by Andrea Agha, and with all in favor, Resolution 2024-1 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-2**

**Consideration of Resolution 2024-2, a Resolution of the Board of Supervisors of Pioneer Ranch Community Development District Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Pioneer Ranch Community Development District, and providing for an effective date**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Andrea Agha, seconded by Chris Armstrong, and with all in favor, Resolution 2024-2 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-3**

**Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors retaining JP Ward & Associates, LLC, as the District Manager**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Ron Wiese, seconded by Frank Perez, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-4**

**Consideration of Resolution 2024-4, a Resolution of the Board of Supervisors retaining Coleman, Yovanovich & Koester, P.A, as District Counsel**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by Andrea Agha, and with all in favor, Resolution 2024-4 was adopted, and the Chair was authorized to sign.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-5**

**Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors designating Tillman & Associates Engineering, LLC, as interim District Engineer, and authorizing the preparation of the District's Engineer's Report for the Capital Improvement Program for the District**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Andrea Agha, seconded by Chris Armstrong, and with all in favor, Resolution 2024-5 was adopted, and the Chair was authorized to sign.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-6**

**Consideration of Resolution 2024-6, a Resolution of the Board of Supervisors designating FMS Bonds, as District Underwriter**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by David Garcia, seconded by Ron Wiese, and with all in favor, Resolution 2024-6 was adopted, and the Chair was authorized to sign.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-7**

**Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors designating Greenburg Traurig as Bond Counsel**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by David Garcia, seconded by Ron Wiese, and with all in favor, Resolution 2024-7 was adopted, and the Chair was authorized to sign.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-8**

**Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors designating the Registered Agent, designating the office of the Registered Agent, and designation of the office of record for Pioneer Ranch Community Development District**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, Resolution 2024-8 was adopted, and the Chair was authorized to sign.**

**TWELVTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-9**

**Consideration of Resolution 2024-9, a Resolution of the Board of Supervisors setting forth the policy regarding the support and legal defense of the Board of Supervisors and District officers**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Andrea Agha, seconded by Ron Wiese, and with all in favor, Resolution 2024-9 was adopted, and the Chair was authorized to sign.**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10**

**Consideration of Resolution 2024-10, a Resolution of the Board of Supervisors adopting an electronic records policy and policy on the use of electronic signatures**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Frank Perez, seconded by David Garcia, and with all in favor, Resolution 2024-10 was adopted, and the Chair was authorized to sign.**

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11**

**Consideration of Resolution 2024-11, a Resolution of the Board of Supervisors designating a Qualified Public Depository pursuant to Chapter 280 Florida Statutes, authorizing signatories on the account, authorizing the number of the signatories on the qualified depository account**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, Resolution 2024-11 was adopted, and the Chair was authorized to sign.**

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-12**

**Consideration of Resolution 2024-12, a Resolution of the Board of Supervisors authorizing the District Manager to advertise a Request for Qualification (RFQ), pursuant to the Chapter 287.055 F.S. (Consultants Competitive Negotiations Act) for a District Engineer**

Mr. Ward briefly explained the Resolution. He asked if there were any questions.

Ms. Agha asked if RFQs were advertised now, when would the responses be reviewed.

Mr. Ward responded it could be as early as the March meeting.

Ms. Agha asked if the review would be during a regularly scheduled meeting, probably before April.

Mr. Ward responded in the affirmative.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, Resolution 2024-12 was adopted, and the Chair was authorized to sign.**

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-13**

**Consideration of Resolution 2024-13, a Resolution of the Board of Supervisors providing for the Public’s opportunity to be heard, designating a public comment period, designating a procedure to identify individual seeking to be heard, addressing public decorum, addressing exceptions**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Resolution 2024-13 was adopted, and the Chair was authorized to sign.**

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-14**

**Consideration of Resolution 2024-14, a Resolution of the Board of Supervisors designating the Regular Meeting dates, time, and location for Fiscal Year 2024. The proposed meeting schedule will be for the third Tuesday of each month at 3:30 P.M. at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**

This Resolution was missed, and a new Resolution was added at the end of the Meeting to replace this Resolution.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-15**

**Consideration of Resolution 2024-15, a Resolution of Board of Supervisors, designating the date, time, and location for the landowner’s meeting for Tuesday, April 16, 2024, at 3:30 P.M., at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, Resolution 2024-15 was adopted, and the Chair was authorized to sign.**

**NINETEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-16**

**Consideration of Resolution 2024-16, a Resolution of the Board of Supervisors designating a date, time, and location of a public hearing regarding the District’s intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments as authorized by Section 197.3632, Florida Statutes. The Public Hearing is scheduled for April 16, 2024, at 3:30 p.m., at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Resolution 2024-16 was adopted, and the Chair was authorized to sign.**

**TWENTIETH ORDER OF BUSINESS**

**Consideration of Resolution 2024-17**

**Consideration of Resolution 2024-17, a Resolution of Board of Supervisors adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by David Garcia, seconded by Frank Perez, and with all in favor, Resolution 2024-17 was adopted, and the Chair was authorized to sign.**

**TWENTY FIRST ORDER OF BUSINESS**

**Consideration of Resolution 2024-18**

**Consideration of Resolution 2024-18, a Resolution of the Board of Supervisors granting authority to the Chairperson or Vice Chairperson to execute real and personal property conveyances and dedications documents, and plats and other document related to the development of the District’s improvements, subject to the approval of the District Manager, District Engineer and District Counsel is legal, consistent with the District’s improvement plan and necessary for the development of the Improvements**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, Resolution 2024-18 was adopted, and the Chair was authorized to sign.**

**TWENTY SECOND ORDER OF BUSINESS**

**Consideration of Resolution 2024-19**

**Consideration of Resolution 2024-19, a Resolution of the Board of Supervisors of the Pioneer Ranch Community Development District authorizing the execution and delivery of an agreement regarding the acquisition of certain work product, infrastructure and real property; authorizing the proper Officials to do all things deemed necessary in connection with the execution of such agreement; and providing for severability, conflicts, and an effective date**

Mr. Ward briefly explained the Resolution. 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 2024-19 was adopted, and the Chair was authorized to sign.**

**TWENTY THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-20**

**Consideration of Resolution 2024-20, a Resolution of Board of Supervisors approving the Fiscal Year 2024 Proposed Budget for and setting a Public Hearing for Tuesday, April 16, 2024, at 3:30 p.m., at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471.**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Chris Armstrong, seconded by Andrea Agha, and with all in favor, Resolution 2024-20 was adopted, and the Chair was authorized to sign.**

**TWENTY FOURTH ORDER OF BUSINESS**

**Consideration of Budget Funding Agreement**

**Consideration of a Budget Funding Agreement between Lennar Homes, LLC, and the District to fund the District's Fiscal Year 2024 General Fund Operating Budgets in lieu of the District levying assessments**

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by David Garcia, seconded by Chris Armstrong, and with all in favor, the Budget Funding Agreement between Lennar Homes, LLC, and the District to fund the District's Fiscal Year 2024 General Fund Operating Budgets in lieu of the District levying assessments was approved.**



**TWENTY FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-21**

**Consideration of Resolution 2024-21, a Resolution of the Board of Supervisors designating the Regular Meeting dates, time, and location for Fiscal Year 2024. The proposed meeting schedule will be for the third Tuesday of each month at 3:30 P.M. at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**

This Resolution replaced the aforementioned Resolution 2024-14.

Mr. Ward briefly explained the Resolution. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Andrea Agha, seconded by Chris Armstrong, and with all in favor, Resolution 2024-21 was adopted, and the Chair was authorized to sign.**

**TWENTY SIXTH 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**

**i. Landowner’s and Regular Meeting – April 16, 2024, 3:30 P.M.**

**ii. Public Hearings:**

**1. Uniform Method of Collection – April 16, 2024, 3:30 P.M.**

**2. Fiscal Year 2024 Budget – April 16, 2024, 3:30 P.M.**

No report.

**TWENTY SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Ward asked if there were any supervisor’s requests.

Ms. Agha asked about the Bond Resolution.

Mr. Urbancic explained the Bond Resolution was not ready for Pioneer Ranch as the engineering estimates were not in yet.

Ms. Agha asked if Mr. Ward knew what the amount of the bond would be.

Mr. Ward responded in the negative; he has not seen a preliminary estimate from the Engineers yet.

**TWENTY EIGHTH 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 noted there were no members of the public present.

**TWENTY NINTH ORDER OF BUSINESS Adjournment**

Mr. Ward adjourned the meeting at approximately 11:30 a.m.

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

Pioneer Ranch Community Development District

  
James P. Ward, Secretary

  
Chris Armstrong, Chairperson