

**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, March 18, 2025, at 3:15 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

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 3:17 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 Ron Wiese, and with all in favor, the November 19, 2024 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-2**

Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors approving a Proposed Budget for Fiscal Year 2026 and setting a Public Hearing for Tuesday, May 20, 2025, at 3:15 P.M. at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471

Mr. Ward explained Resolution 2025-2 set the public hearing for the budget for Tuesday, May 20, 2025, at 3:15 P.M. at the offices of Armstrong Homes, 1415 SW 17th Street, Ocala, Florida 34471. He noted this would be the first year the District would be levying an assessment; the assessment rate would be \$128.80. He explained in prior years the District was financed by contributions from the developer. He indicated the anticipated cap rate was \$154.56 and the budget included the series 2024 bonds for the District. He asked if the CDD needed to handle any operations, such as mowing.

Mr. Alec Morris responded in the affirmative.

Mr. Ward stated he and Mr. Morris would work together and get the budget amended as needed before the first week of April. 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 2025-2 was adopted, and the Chair was authorized to sign.

FOURTH 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 2025***

- 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.

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. There were no members of the public present.

SEVENTH ORDER OF BUSINESS


Adjournment

Mr. Ward adjourned the meeting at approximately 3:22 p.m.

On MOTION made by Ron Wiese, 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