

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

The regular 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, FL 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 4:09 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

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

Administration of Oath of Office for the Board of Supervisors of 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

As a notary public Mr. Ward administered the Oath of Office to the newly elected Members of the Board. He discussed filing Form 1 on the State Ethics website.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-22

Consideration of Resolution 2024-22, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the Pioneer Ranch Community Development District following the Landowners’ Election

Mr. Ward stated Resolution 2024-22 re-designated the officers of the Board. He noted Mr. Armstrong was the Chairperson, Andrea Agha was Vice Chair, while the remaining Board Members were Assistant Secretaries and he served as Secretary and Treasurer. He asked if the Board wished to add Mr. Alec Morris as an Assistant Secretary.

The Board chose to add Mr. Morris as Assistant Secretary.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Resolution 2024-22 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-23

Consideration of Resolution 2024-23, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners’ election of Supervisors held pursuant to Section 190.006(2), Florida Statutes

Mr. Ward stated Resolution 2024-23 canvassed and certified the results of the landowners’ election. He read the ballot results: 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 noted Andrea Agha would be in Seat 1; Alec Morris would be in Seat 2; Ron Wiese would be in Seat 3; David Garcia would be in Seat 4; and Chris Armstrong would be in Seat 5. He indicated Mr. Morris and Mr. Armstrong would serve a four year term, the remaining board members would serve two year terms.

On MOTION made by David Garcia, seconded by Alec Morris, and with all in favor, Resolution 2024-23 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-24

Consideration of Resolution 2024-24, a Resolution of the Board of Supervisors extending the Terms of Office of all current Supervisors to coincide with the General Election pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date.

Mr. Ward indicated Resolution 2024-24 extended the terms of office of all supervisors to coincide with general election dates. He stated Andrea Agha would be in Seat 1; Alec Morris would be in Seat 2; Ron Wiese would be in Seat 3; David Garcia would be in Seat 4; and Chris Armstrong would be in Seat 5. He indicated Mr. Morris and Mr. Armstrong would serve a four year term, the remaining board members would serve two year terms.

On MOTION made by Andrea Agha, seconded by Ron Wiese, and with all in favor, Resolution 2024-24 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes

Consideration of Minutes: January 23, 2024 - Organizational 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 Ron Wiese, seconded by Chris Armstrong, and with all in favor, the January 23, 2024 Organizational Meeting Minutes were approved.

EIGHTH ORDER OF BUSINESS

Ranking of Engineering Proposals

Ranking of engineering proposal(s) to serve as District Engineer and consideration and approval of a Master Engineering Services Agreement

- a) Ranking of engineering proposal
- b) Consideration and approval of the form of Master Engineering Services Agreement between the Pioneer Ranch Community Development District and Tillman and Associates, for Engineering Services

Mr. Ward stated this was a process started at the Organizational Meeting for which the District accepted proposals from engineering firms qualified for Community Development District work. He noted the proposals were required to be ranked. He indicated the CDD only received one proposal from Tillman and Associates. He explained once the proposals were ranked, then a Master Services Agreement would be established with the number 1 ranked firm; if the Board chose not to rank the proposals, he would begin the process again of requesting proposals.

On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, Tillman and Associates was ranked number one.

He stated also attached to this Item was the Master Engineering Services Agreement. 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, Master Engineering Services Agreement between the Pioneer Ranch Community Development District and Tillman and Associates, for Engineering Services was approved in form.

NINTH ORDER OF BUSINESS

Public Hearing

PUBLIC HEARINGS.

a) FISCAL YEAR 2024

- i. Public Comment and Testimony**
- ii. Board Comment and Consideration**

Mr. Ward stated the Fiscal Year 2024 budget came with a funding agreement which was approved at the previous meeting. He stated the budget was unchanged since its presentation to the Board at the Organizational Meeting. He called for a motion to open the public hearing.

On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, the public hearing was opened.

Mr. Ward asked if there were any members of the public in person or on audio or video with any questions or comments; there were none. He called for a motion to close the public hearing.

On MOTION made by David Garcia, seconded by Ron Wiese, and with all in favor, the public hearing was closed.

Mr. Ward called for a motion to adopt Resolution 2024-25.

On MOTION made by Andrea Agha, seconded by David Garcia, and with all in favor, Resolution 2024-25 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-26

Consideration of Resolution 2024-26, a Resolution of the Board of Supervisors approving the Fiscal Year 2025 Proposed Budget for and setting a Public Hearing for Tuesday, July 16, 2024, at 3:30 p.m., at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471

Mr. Ward indicated Resolution 2024-26 adopted the proposed Fiscal Year 2025 budget and set the public hearing date. He stated this budget did not include an assessment rate, but it could be added to the resolution.

The Board asked for the assessment rate to be included.

Mr. Ward indicated he would set this up and calculate an assessment rate as an amendment to the proposed budget. 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 2024-26 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-27

Consideration of Resolution 2024-27, 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 July 16, 2024, at 3:30 p.m., at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471

Mr. Ward stated this was related to the uniform method to collect, levy, and enforce non-ad-valorem assessments. He stated state statute indicated this had to be adopted at a public hearing. He indicated the Resolution set the Public Hearing date to consider adoption of the uniform method for the levy, collection, and enforcement of non-ad-valorem assessments.

On MOTION made by Alec Morris, seconded by David Garcia, and with all in favor, Resolution 2024-27, was adopted, and the Chair was authorized to sign.

TWELFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

a) New performance reporting requirements for CDDs

Mr. Urbancic: House Bill 7013 created new red tape regarding goals, objectives, and performance measures for the District. I won't delve into this because this Board heard about it at the other meeting. Just know it's out there.

II. District Engineer

No report.

III. District Manager

a) Florida Law Changes to Form 1 Filings

b) Board Meeting Dates for Balance of Fiscal Year 2024

i. Public Hearings:

1. Fiscal Year 2025 Budget – July 16, 2024, 3:30 P.M.

- 2. Uniform Method of Collection – July 16, 2024, 3:30 P.M.
- c) Financial Statement for period ending March 31, 2024 (unaudited)

No report.

THIRTEEN ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

FOURTEENTH 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

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment


Mr. Ward adjourned the meeting at approximately 4:21 p.m.

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

Pioneer Ranch Community Development District



James P. Ward, Secretary



Andrea Agha, Vice-Chairperson