

**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, July 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
Ron Wiese	Assistant Secretary
David Garcia	Assistant Secretary
Alec Morris	Assistant Secretary

Absent:

Andrea Agha	Vice Chairperson
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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 3:30 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Agha, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement of Meeting

The Meeting was duly noticed.

THIRD ORDER OF BUSINESS

Consideration of Minutes

May 21, 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 May 21, 2024 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were five public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2025 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

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

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions with respect to the Fiscal Year 2025 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward stated the assessment rate for Fiscal Year 2025 was \$130.30 per unit, and the cap rate was \$156.36 dollars. He asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-31, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

On MOTION made by Alec Morris, seconded by Chris Armstrong, and with all in favor, Resolution 2024-31 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, certified the assessment roll, and set the operations and maintenance cap.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

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

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

He asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-32, a resolution of the Board of Supervisors imposing special assessments, and adopting an assessment roll

Mr. Ward called for a motion.

On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, Resolution 2024-32 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2024-33, a resolution of the Board of Supervisors setting an operations and maintenance cap rate

Mr. Ward called for a motion.

On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, Resolution 2024-33 was adopted, and the Chair was authorized to sign.

c) CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – ENTIRE DISTRICT

Mr. Ward stated this public hearing was related to imposition of debt assessments. He stated this public hearing set in place the maximum assessments which could be placed on the all the properties within the District and adopted both the Special Assessment Methodology and the Engineer’s Report which identified the costs related to the public infrastructure for the District.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

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

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Ron Wiese, seconded by Chris Armstrong, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward indicated Resolution 2024-34 adopted the Master Engineer’s Report and the Master Special Assessment Methodology, adopted the assessment roll, equalized, approved and confirmed the District’s intent to levy special assessments on the property within the District, provided for method of payment, provided for true up payments, and addressed property transfers.

Mr. _____ 5:38 asked if the number of units increased, would there be a reassessment of the assessment rate.

Mr. Ward: Prior to the issuance of bonds, you will have to go through the process of preparing another methodology. If the unit count changes at that point, then yes. Once we issue bonds however, if you increase the number of units, all it does is decrease the par debt and the assessment rate on all of the units.

Mr. _____: So, they would be reduced.

Mr. _____ 6:36: Let’s say 3 years from now we get another 250 units, instead of being \$133 dollars it would be reduced to whatever, say \$110 dollars, across the board because it goes against the property.

Mr. Ward: This is the debt assessment which is a little bit different than the operating assessment. With the debt assessment, once you start to plat land, that debt that’s assigned to the platted unit, that stays fixed, so if the unplatted land then has a unit mix change, and you have an increase in

density it's just going to lower it. If you have an decrease in density and it goes over the rate we issued, then that triggers the –

Mr. _____ 7:34: *Okay, got it.*

He asked if there were any additional questions or comments from the Board; there were none.

- III. **Consideration of Resolution 2024-34, a Resolution of the Board of Supervisors making certain findings; authorizing a capital improvement plan; adopting an engineer’s report; providing an estimated cost of improvements; adopting an assessment report; equalizing, approving, confirming and levying debt assessments; addressing the finalization of special assessments; addressing the payment of debt assessments and the method of collection; providing for the allocation of debt assessments and true-up payments; addressing government property, and transfers of property to units of local, state, and federal government; authorizing an assessment notice; and providing for severability, conflicts and an effective date**

Mr. Ward called for a motion.

On MOTION made by Alec Morris, seconded by Ron Wiese, and with all in favor, Resolution 2024-34 was adopted, and the Chair was authorized to sign.

- d) **CONFIRMING 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**

Mr. Ward stated the final public hearing was the District’s intent to use the uniform method for the levy. *We have to set a public hearing, which is what it is today, and adopt the uniform method of collection. The uniform method of collection means that we can put the District’s operating and capital assessments on the tax rolls of Marion County. Once we finish this public hearing today, that sets up a procedure. We will notify the Property Appraiser and Tax Ccollector that we have adopted a uniform method of collection. They will get these documents that are in your package today, and we will send them draft documents of an agreement between the Property Appraiser and the District and the Tax Collector and the District to put them on the tax rolls. They have an obligation, once we have done this, to put that on the tax rolls. Statute does require this to be done before January 1st, so in all likelihood for this District it will go on next year’s tax rolls. We won’t need them this year because it’s already too late. I will come back to you at another Board meeting with those two agreements between the Property Appraiser and the District, and the Tax Collector and the District.*

- I. **Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

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

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

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

III. Consideration of Resolution 2024-35, a Resolution of the Board of Supervisors confirming the District’s intent to utilize the Uniform Method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the Pioneer Ranch Community Development District

Mr. Ward called for a motion.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Resolution 2024-35 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-37

Consideration of Resolution 2024-36, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2025

Mr. Ward explained Resolution 2024-36 set the dates, time, and location of the Board’s meetings for Fiscal Year 2025 for the third Tuesday of each month at 3:15 p.m. at the offices of Lennar Homes. He noted the Resolution did not bind the Board to the meetings. 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 2024-36 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic: The validation hearing is going to be September 6, 2024 at 10:45 a.m. We have the same judge we had for Marion Ranch, so that’s definitely encouraging. We will hopefully get the final judgement at that time, and I imagine we will likely be proceeding with the issuance shortly thereafter. Everything will be starting to queue up a short time before that.

II. District Engineer

No report.

III. District Manager

- a) Board Meeting Dates for Balance of Fiscal Year 2024
- b) Financial Statement for period ending May 31, 2024 (unaudited)
- c) Financial Statement for period ending June 30, 2024 (unaudited)

No report.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

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

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 asked if there were any public comments; there were none. There were no members of the public present.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 3:44 p.m.

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

Pioneer Ranch Community Development District



 James F. Ward, Secretary



 Chris Armstrong, Chairperson