

**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, November 19, 2024, 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
Tim Brooker	District Engineer

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 3:26 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

September 17, 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 September 17, 2024 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-1**

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors Supplementing Resolution No. 2024-34 which Resolution previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and peculiar to property specially benefited (apportioned fairly and reasonably) by the District's Projects; Approving and Adopting the Pioneer Ranch Community Development District Final Supplemental Special Assessment Methodology – Series 2024 Bonds prepared by JPWard & Associates, LLC and dated October 1, 2024, which applies the Methodology previously adopted to Special Assessments reflecting the specific terms of the Pioneer Ranch Community Development District Special Assessment Bonds, Series 2024; Providing for the update of the District's Assessment Records; and providing for severability, conflicts, and an effective date.

Mr. Ward explained Resolution 2025-1 approved, equalized, and confirmed the assessments with respect to the series 2024 bonds.

Mr. Greg Urbancic indicated the Board went through multiple steps to levy assessments: adopted two resolutions, held an advertised public hearing, and adopted a final assessment resolution. He stated the final assessment resolution contemplated once the Board issued bonds a supplemental resolution would be adopted, and this was Resolution 2025-1. He stated this Resolution fixed the assessments based upon the bonds which were actually issued. He stated on October 17, 2024 the District issued \$15,690,000 dollars. He stated Resolution 2025-1 recounted the history of how the District arrived at this stage, the adoption of the assessment resolutions, noted the bonds were issued in the amount of \$15,690,000 dollars, and Mr. Ward's office prepared a final supplemental special assessment methodology based upon the amount of bonds issued and broke down the levy of the assessments on a per unit basis, per acre and per unit basis, based upon when all the lots were platted. He explained this Resolution fixed the assessments based upon the bonds actually issued and adopted Mr. Ward's supplemental assessment methodology. He noted this was effectively a cleanup resolution documenting the supplemental as contemplated during the assessment process.

Mr. Morris asked if this established the actual assessments.

Mr. Ward stated this brought the assessments down to what the bonds were issued for; it adjusted the assessments accordingly. He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Alec Morris, seconded by David Garcia, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Proposal**

Consideration of the Proposal to provide Audit Services to the District for the Fiscal Years 2025-2029

Mr. Ward: The proposals are from Grau and Berger. For Grau the total price is \$17,000 ranging from \$3,200 to \$3,600. For Berger from \$3,900 to \$4,900 for a total price of \$23,100 dollars. I'm just going to ask for a motion to approve the ranking with Grau number 1 and Berger number 2.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Grau was ranked #1 and Berger was ranked #2.

Mr. Ward called for a motion to approve an agreement between the District and Grau for the preparation of audits for the ensuing 5 years.

On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, an Agreement between the District and Grau for the preparation of audits for the Fiscal Years 2025-2029 was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

II. District Engineer

No report.

III. District Manager

- a) Florida Law changes to Form 1 filings
- b) Goals and objectives requirements for CDDs
- c) Board Meeting Dates for Balance of Fiscal Year 2024
- d) Financial Statement for period ending July 31, 2024 (unaudited)
- e) Financial Statement for period ending August 31, 2024 (unaudited)

No report.

SIXTH ORDER OF BUSINESS**Supervisor's Requests**

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

SEVENTH 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.

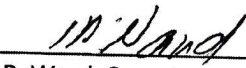
EIGHTH ORDER OF BUSINESS

Adjournment

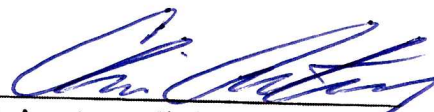
Mr. Ward adjourned the meeting at approximately 3:31 p.m.

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

Pioneer Ranch Community Development District



James P. Ward, Secretary



Chris Armstrong, Chairperson