

**MINUTES OF MEETING
RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT**

The Ranches at Lake McLeod Community Development District held an Organizational Meeting on January 12, 2021, *immediately following the adjournment of the 11:30 a.m., Landowners' Meeting*, at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839.

Present were:

David Waronker	Chair
Donald Schrottenboer (via telephone)	Vice Chair
Raj Balkaran	Assistant Secretary
Ruth Waronker	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell, Hunt and Associates, LLC (WHA)
Mark Watts	District Counsel
Craig Cornelison (via telephone)	District Engineer
Steve Sanford	Bond Counsel, Greenberg Traurig

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:47 a.m. and recapped the results of the Landowner's Election, held just prior to this meeting. Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Supervisors David Waronker, Raj Balkaran and Ruth Waronker. The Oath of Office would be administered to Supervisors Donald Schrottenboer and Mark Goitein at a future meeting.

Supervisors David Waronker, Raj Balkaran and Ruth Waronker were present. Supervisor Donald Schrottenboer was attending via telephone. Supervisor Mark Goitein was not present.

Discussion ensued regarding Board Member compensation.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will be provided in a separate package)*

Mr. Wrathell provided and explained the following items to all Supervisors:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Watts encouraged the Board Members to contact District Counsel with any questions.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-01 and recapped the results of the Landowners’ Election, as follows:

Seat 1	David Waronker	282 votes	Four-year Term
Seat 2	Donald Schrotenboer	282 votes	Four-year Term
Seat 3	Mark Goitein	281 votes	Two-year Term
Seat 4	Raj Balkaran	281 votes	Two-year Term
Seat 5	Ruth Waronker	281 votes	Two-year Term

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2020-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Ranches at Lake McLeod Community Development District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-02. He noted that the Resolution 2021-02 in the agenda package incorrectly listed Cindy Cerbone and Daniel Rom as Assistant Secretaries; Howard McGaffney should be nominated instead. Mr. Waronker nominated the following slate of officers:

- | | |
|---------------------|---------------------|
| Chair | David Waronker |
| Vice Chair | Donald Schrotenboer |
| Secretary | Craig Wrathell |
| Assistant Secretary | Raj Balkaran |
| Assistant Secretary | Mark Goitein |
| Assistant Secretary | Ruth Waronker |
| Assistant Secretary | Howard McGaffney |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder |

No other nominations were made.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Ranches at Lake McLeod Community Development District, and Providing for an Effective Date, as nominated, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

A. Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2021-03. The Management Agreement and proposed fee and rates were consistent with those of other Districts. A reduced fee would remain in effect until issuance of the first series of bonds.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date, was adopted.

B. Resolution 2021-04, Appointing Legal Counsel for the District, Authorizing Its Compensation and Providing for an Effective Date

- **Fee Agreement: *Cobb Cole***

Mr. Wrathell presented Resolution 2021-04. Mr. Watts presented the Cobb Cole Engagement Letter. The Agreement and proposed fee and rates were consistent with those of other Districts.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-04, Appointing Cobb Cole, P.A., as Legal Counsel for the District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2021-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-05.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-05, Designating Craig Wrathell as Registered Agent and the Offices of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2021-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim Engineering Services Agreement: *Cornelison Engineering & Design, Inc.***

Mr. Wrathell presented Resolution 2021-06 and the Cornelison Engineering & Design, Inc., Interim Engineering Services Agreement and Fee Schedule. The District must appoint an Interim District Engineer and then go through the Request for Qualifications (RFQ) process, as the District Engineer's expenses would exceed \$35,000.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-06, Appointing Cornelison Engineering & Design, Inc., as Interim District Engineer for the District, and Fixing the Compensation and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for District Engineering Services and the Competitive Selection Criteria.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Request for Qualifications for District Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, was approved.

- **Engineer's Report**

This item, previously Item 9D, was presented out of order.

Mr. Cornelison presented the Engineer's Report and Exhibits. Discussion ensued regarding items that may be adjusted, as noted in Table 3. Approval in substantial form was

requested, as amendments would be made and a Supplemental Engineer’s Report would be presented prior to bond issuance.

Discussion ensued regarding the bond issuance in phases and the Assessment Methodology, assessments and underwriting.

To facilitate the bond validation, Mr. Sanford recommended approval in substantial form, due to necessary amendments. Discussion ensued regarding increasing the not-to-exceed amount due to the possibility of impact fees.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Engineer’s Report, in substantial form, was approved.

- **Bond Financing Team Funding Agreement**

This item, previously Item 9A, was presented out of order.

Mr. Wrathell presented the Bond Financing Team Funding Agreement, which would allow the Landowner to provide advance funding for bond-related work and activities and for the District to reimburse those expenses to the Landowner from the bond proceeds.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Bond Financing Team Funding Agreement between the Ranches at Lake McLeod Community Development District and CBD Real Estate Investment, LLC, was approved.

- **Engagement of Bond Financing Professionals**

This item, previously Item 9B, was presented out of order.

- I. Underwriter/Investment Banker: *FMSbonds, Inc.***

Mr. Wrathell presented the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Greenberg Traurig, P.A.*

Mr. Wrathell presented the Greenberg Traurig Engagement Letter to serve as Bond Counsel. The fee would be \$55,000 per bond issue.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.*

Mr. Wrathell presented the U.S. Bank, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the US Bank, N.A., Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent, and Registrar, was approved.

- **Resolution 2021-24, 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; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

This item, previously Item 9C, was presented out of order.

Mr. Wrathell presented Resolution 2021-24.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-24, Designating a Date, Time and Location of February 22, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839, for 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; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

- **Master Special Assessment Methodology Report**

This item, previously Item 9E, was presented out of order.

Mr. Wrathell presented the Master Special Assessment Methodology Report. The Methodology defined the special and peculiar benefits that would be received by property owners, as related to the implementation of the Capital Improvement Plan (CIP) described in the Engineer's Report. He reviewed the information in each section and noted that some revisions would be necessary, once the bonds are issued.

Discussion ensued regarding commercial acreage that would not be assessed and the bond financing process. A Supplemental Special Assessment Methodology Report would be presented, in which the assessment levels would match the exact parameters of the bond issuance.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.

- **Resolution 2021-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Whose Cost is to be Defrayed By the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing when Such Special Assessments shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing For Publication of this Resolution**

This item, previously Item 9F, was presented out of order.

Mr. Wrathell presented Resolution 2021-25. Discussion ensued regarding adjusting the CIP costs, as previously discussed. The following changes were made to Resolution 2021-25:

Section 4: Change the "Estimated Cost" to reflect the figures noted in the Engineer's Report.

Section 5: Change "\$38,880,000.00" to "\$42,000,000.00"

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-25, as amended, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Whose Cost is to be Defrayed By the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing when Such Special Assessments shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing For Publication of this Resolution, was adopted.

- **Resolution 2021-26, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ranches at Lake McLeod Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

This item, previously Item 9G, was presented out of order.

Mr. Wrathell presented Resolution 2021-26.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in Resolution 2021-26, Setting a Public Hearing for February 22, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ranches at Lake McLeod Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

- **Resolution 2021-27, Authorizing the Issuance of Not to Exceed \$38,880,000 Aggregate Principal Amount of Ranches at Lake McLeod Community Development District Special Assessment Bonds, In One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork; Public Roadway Improvements; Landscaping and Irrigation in Public Rights-of-Way, Signage; Water and Wastewater Facilities; Undergrounding Differential Cost of Electric Utilities; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida**

Statutes, as Amended; Appointing U.S. Bank National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Ranches at Lake McLeod Community Development District (Except as Otherwise Provided Herein), Polk County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited By the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

This item, previously Item 9H, was presented out of order.

Mr. Sanford presented Resolution 2021-27. He stated Resolution 2021-27 accomplishes the following:

- Initiates the bond validation process.
- Authorizes the issuance of bonds not to exceed \$42,000,000.
- Appoints U.S. Bank, N.A. as the Bond Trustee.
- Endorses the Master Trust Indenture and any Supplemental Indenture for every series of bonds issued.

The following changes were made to Resolution 2021-27:

Resolution Title and Section 1: Change "\$38,800,000" to "\$42,000,000"

Schedule I: Update to include description of project "as described in the Engineer's Report"

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-27, as amended, Authorizing the Issuance of Not to Exceed \$42,000,000 Aggregate Principal Amount of Ranches at Lake McLeod Community Development District Special Assessment Bonds, In One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork; Public Roadway Improvements; Landscaping and Irrigation in Public Rights-of-Way, Signage; Water and Wastewater Facilities; Undergrounding Differential Cost of Electric Utilities; and All Related Soft and

Incidental Costs (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Ranches at Lake McLeod Community Development District (Except as Otherwise Provided Herein), Polk County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited By the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

F. Board Member Compensation: 190.006 (8), F.S.

This item was deferred.

G. Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-08.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date, was adopted.

- **Authorization to Obtain General Liability and Public Officers’ Insurance**

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, authorizing Staff to obtain General Liability and Public Officers’ insurance, was approved.

- I. **Resolution 2021-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking To Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-09.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2021-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2021-10.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-10, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. **Resolution 2021-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-11. This grants the Chair and Vice Chair authority to work with District Counsel, the District Engineer and District Staff and to execute certain documents, between meetings, to avoid delays in construction.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-12.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Ranches at Lake McLeod Community Development District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the RFP for Annual Audit Services.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, authorizing the District Manager to advertise the Request for Proposals for Annual Audit Services, designating the Board of Supervisors as the Audit Selection Committee and approving the ranking criteria, was approved.

N. Strange Zone, Inc., Quotation #M20-1016 for District Website Design, Maintenance and Domain

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation, annual maintenance, hosting, email domain registration and SSL certificates. He discussed email and the District Manager's role as the custodian of public records and respondent to public records requests.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Strange Zone, Inc., Quotation #M20-1016 for District Website Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance (ADASC) proposal for services to bring the CDD's website into compliance with the American with Disabilities Act (ADA) requirements and to affix an ADA Compliance seal to the homepage indicating that steps are underway to make the website ADA compliant.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.

P. Resolution 2021-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date

I. Rules of Procedure

II. Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

These items were provided for informational purposes.

Mr. Wrathell presented Resolution 2021-13.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-13, To Designate Date, Time and Place of Public Hearing as February 22, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date, was adopted.

Q. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021; and Providing for an Effective Date

This item was deferred to the next meeting.

R. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-15. He explained the purpose of the Agreement and potential benefit to the District in an emergency or disaster, such as a hurricane.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2021-16, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District To Execute and Deliver Any and All Financial Reports Required By Rule, Statute, Law, Ordinance or Regulation and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-16. Management recommended SunTrust/Truist Bank, as the Qualified Public Depository for the District's accounts. Funding requests would be sent to Supervisor Balkaran.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-16 , Designating SunTrust/Truist Bank as the Public Depository for Funds of the District; Authorizing Certain Officers of the District To Execute and Deliver Any and All Financial Reports Required By Rule, Statute, Law, Ordinance or Regulation and Providing an Effective Date, was adopted.

B. Resolution 2021-17, Directing Wrathell, Hunt and Associates, LLC, to Establish a Local Bank Account for the District and Appointing Signatories on the Account and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-17. The Chair, Treasurer and Assistant Treasurer would be authorized signatories on the account.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-17, Directing Wrathell, Hunt and Associates, LLC, to Establish a Local Bank Account for the District at SunTrust/Truist Bank and Appointing the Chair, Treasurer and Assistant Treasurer as Signatories on the Account and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2021-18, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-18. He reviewed the proposed Fiscal Year 2021 budget. Expenses would be Landowner-funded when costs are incurred. Once bonds are issued, the Landowner would be reimbursed from the bond proceeds for advance funding expenses incurred for bond-related work.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-18, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for March 22, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839; and Providing an Effective Date, was adopted.

B. Fiscal Year 2020/2021 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2020/2021 Budget Funding Agreement. The Developer would provide funding on an as-needed basis, as funding requests are submitted.

The following change was made:

Change "CBD Real Estate Investment, LLC" to "Ranches at Lake McLeod, LLC"

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, in substantial form, was approved.

- C. **Resolution 2021-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date**
Mr. Wrathell presented Resolution 2021-19.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

- D. **Resolution 2021-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for Severability and an Effective Date**
Mr. Wrathell presented Resolution 2021-20.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for Severability and an Effective Date, was adopted.

- E. **Resolution 2021-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-21.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. **Resolution 2021-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-22.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. **Resolution 2021-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-23. Recent legislative changes require governmental entities to adopt an internal controls policy, by Resolution, to prevent fraud, waste and abuse. Management has policies in place, as part of the annual audit process.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

All of the following items were presented following Item 6E:

- A. **Bond Financing Team Funding Agreement**
- B. **Engagement of Bond Financing Professionals**
 - I. **Underwriter/Investment Banker: *FMSbonds, Inc.***
 - II. **Bond Counsel: *Greenberg Traurig, P.A.***
 - III. **Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.***
- C. **Resolution 2021-24, 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; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**
- D. **Engineer's Report**
- E. **Master Special Assessment Methodology Report**
- F. **Resolution 2021-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Whose Cost is to be Defrayed By the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing when Such Special Assessments shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing For Publication of this Resolution**
- G. **Resolution 2021-26, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ranches at Lake McLeod Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**
- H. **Resolution 2021-27, Authorizing the Issuance of Not to Exceed \$38,880,000 Aggregate Principal Amount of Ranches at Lake McLeod Community Development District Special Assessment Bonds, In One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities,**

Including, But Not Limited to, Related Earthwork; Public Roadway Improvements; Landscaping and Irrigation in Public Rights-of-Way, Signage; Water and Wastewater Facilities; Undergrounding Differential Cost of Electric Utilities; and All Related Soft and Incidental Costs (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Ranches at Lake McLeod Community Development District (Except as Otherwise Provided Herein), Polk County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited By the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

- **Discussion: Landowners’ Election Voting Units**

This item was an addition to the agenda.

Mr. Goitein noted that the number of voting units determined for the Landowners’ Election was incorrect. The total number of voting units represented should have been 279, rather than 282. With this change, the results of the Landowners’ Election would be as follows:

Seat 1	David Waronker	279 votes	Four-year Term
Seat 2	Donald Schrottenboer	279 votes	Four-year Term
Seat 3	Mark Goitein	278 votes	Two-year Term
Seat 4	Raj Balkaran	278 votes	Two-year Term
Seat 5	Ruth Waronker	278 votes	Two-year Term

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, correcting the total number of voting units represented at the Landowners’ Election, from 282 to 279, and adjusting the number of votes cast, accordingly, was approved .

A. District Counsel: *Cobb Cole*

There being nothing further to report, the next item followed.

B. District Engineer (Interim): *Cornelison Engineering & Design, Inc.*

There being nothing further to report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

There being nothing further to report, the next item followed.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mrs. Waronker stated that "McCleod" should be changed to "McLeod" in all CDD documents, including agendas, resolutions, agreements, etc.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

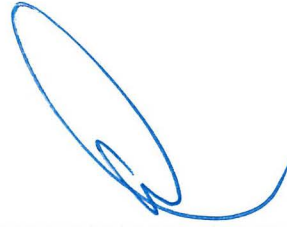
There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the meeting adjourned at 1:52 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair