

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

The Board of Supervisors of the Ranches at Lake McLeod Community Development District held a Regular Meeting on June 15, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839.

Present were:

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

Also present, were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
Steve Sanford	Bond Counsel
David Salanitro	Supervisor Appointee
Craig Cornelison	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:35 a.m. Supervisors David Waronker, Ruth Waronker and Balkaran were present, in person. Supervisor Schrotenboer was attending via telephone. Supervisor Goitein was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Mark Goitein, Seat 3; Term Expires
November, 2023**

Mr. Wrathell presented the letter of resignation from Mr. Goitein, dated March 19, 2021.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the resignation of Mr. Mark Goitein, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of David Salanitro to Fill Unexpired Term of Seat 3

Mr. Waronker nominated Mr. David Salanitro to fill the unexpired term of Seat 3. No other nominations were made.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the appointment of Mr. David Salanitro to fill the unexpired term of Seat 3, was approved.

- **Administration of Oath of Office *(the following will be provided in a separate package)***

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Salanitro. He provided and briefly explained the following:

- 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**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-31, 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 2021-28. Mr. Waronker nominated the existing slate of officers, with the addition of Mr. Salanitro and Ms. Suit as an Assistant Secretaries, as follows:

Chair	David Waronker
Vice Chair	Don Schrotenboer
Secretary	Craig Wrathell
Assistant Secretary	Nuresh (Raj) Balkaran
Assistant Secretary	Ruth Waronker
Assistant Secretary	David J. Salanitro
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-31, 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, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-33, Amending Resolution 2021-18, Rescheduling and Resetting the Date of the Public Hearing to Receive Public Comment on and to Consider the Adoption of the Budget for Fiscal Year 2020/2021

Mr. Wrathell presented Resolution 2021-33.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-33, Amending Resolution 2021-18, Rescheduling and Resetting the Date of the Public Hearing for August 17, 2021 at 11:30 a.m. at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839, to Receive Public Comment on and to Consider the Adoption of the Budget for Fiscal Year 2020/2021, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-34, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-34. He reviewed the proposed Fiscal Year 2022 budget, which commences on October 1, 2021 and runs through September 30, 2022.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-34, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

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

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-35, Designating Dates, Times and Locations for Regular meetings of the board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

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

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Update: Bond Financing Items

A. Consideration of Engineer’s Report, *dated March 23, 2021*

Mr. Cornelison presented the Engineer’s Report, dated March 2, 2021. He stated the total cost of the improvements is \$57,530,000.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Engineer’s Report, dated March 2, 2021, in substantial form, was approved.

B. Consideration of Master Special Assessment Methodology Report, *dated March 25, 2021*

Mr. Wrathell presented the Master Special Assessment Methodology Report, dated March 25, 2021. He discussed the pertinent information found in each section, including the Capital Improvement Plan (CIP), the bond issuances, benefit allocation, Lienability Tests, True-up mechanism and the Appendix tables, on Pages 14 through 17.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Master Special Assessment Methodology Report, dated March 25, 2021, in substantial form, was approved.

C. Consideration of Resolution 2021-36, 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

Mr. Wrathell presented Resolution 2021-36 and read the title.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-36, 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.

- D. **Consideration of Resolution 2021-37, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment 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**

Mr. Wrathell presented Resolution 2021-37 and read the title.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-37, Setting a Public Hearing on August 17, 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 a Special Assessment 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.

- E. **Consideration of Resolution 2021-38, Authorizing the Issuance of Not to Exceed \$73,390,000 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 and Any Applicable Impact Fees; Landscaping and Irrigation in Public Rights-of-Way, Signage; Water and Wastewater Facilities and Any Applicable**

Connection Fees; 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

Mr. Wrathell presented Resolution 2021-37. Mr. Sanford stated this Resolution authorizes validation and the first Resolution that the Board adopts towards the issuance of the bonds. He reviewed the following exhibits attached to the resolution:

- Form of Master Trust Indenture
- Supplemental Trust Indenture
- Master Trust Indenture between the CDD and U.S. Bank (the Trustee)

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-38, Authorizing the Issuance of Not to Exceed \$73,390,000 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 and Any Applicable Impact Fees; Landscaping and Irrigation in Public Rights-of-Way, Signage; Water and Wastewater Facilities and Any Applicable Connection Fees; 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.

Mr. Sanford requested a copy of the revised Engineer’s Report. Mr. Wrathell would have both the Engineer’s Report and the Master Methodology emailed to Mr. Sanford.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2021.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Unaudited Financial Statements as of April 30, 2021, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of February 22, 2021 Public Hearings and Regular Meeting Minutes

Mr. Wrathell presented the February 22, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the February 22, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

Mr. Watts stated that, with the adoption of the bond validation Resolution, Staff would proceed with preparing the necessary documents to issue the bonds.

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

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

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

- **NEXT MEETING DATE: August 17, 2021 at 11:30 a.m.**

○ **QUORUM CHECK**

The next meeting will be held on August 17, 2021 at 11:30 a.m., at this location.

▪ **Adjournment**

This item was an addition to the agenda.

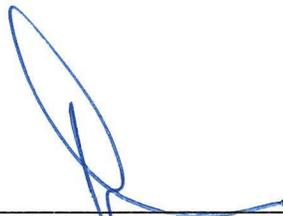
There being no Board Members' comments or requests, no public comments and nothing further to discuss, the meeting adjourned.

On MOTION by Mrs. Waronker and seconded by Mr. Waronker, with all in favor, the meeting adjourned at 12:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair