

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

The Board of Supervisors of the Ranches at Lake McLeod Community Development District held Multiple Public Hearings and a Regular Meeting on August 17, 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
Raj Balkaran	Assistant Secretary
Ruth Waronker	Assistant Secretary
David Salanitro	Assistant Secretary

**Also present, were:**

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
Craig Cornelison	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:33 a.m. Supervisors David Waronker, Ruth Waronker, Balkaran and Salanitro were present, in person. Supervisor Schrottenboer was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

Mr. Wrathell noted that the labeling in the Sixth Order of Business, as far as the imposition of Operation and Maintenance (O&M) assessments, were more for the Chapter 170, 190 and 197 assessment public hearings. Staff conferred with the Chair regarding this and the intent is to open the public hearing and continue it to October 19, 2021.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2020/2021 Budget**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2021-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2021; Authorizing Budget Amendments; and Providing an effective Date**

Mr. Wrathell stated the CDD is Landowner-funded. He reviewed the Fiscal Year 2021 budget and responded to questions.

**On MOTION by Mrs. Waronker and seconded by Mr. Salanitro, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mrs. Waronker and seconded by Mr. Balkaran, with all in favor, the Public Hearing was closed.**

Mr. Wrathell presented Resolution 2021-39 and read the title.

**On MOTION by Mrs. Waronker and seconded by Mr. Balkaran, with all in favor, Resolution 2021-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2021; Authorizing Budget Amendments; and Providing an effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2021-40, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an effective Date**

Mr. Wrathell reiterated that the CDD is Landowner-funded. He reviewed the Fiscal Year 2022 budget.

**On MOTION by Mrs. Waronker and seconded by Mr. Salanitro, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mrs. Waronker and seconded by Mr. Salanitro, with all in favor, the Public Hearing was closed.**

▪ **Consideration of Fiscal Year 2021/2022 Budget Funding Agreement**

**This item, previously the Fifth Order of Business, was presented out of order.**

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

**On MOTION by Mrs. Waronker and seconded by Mr. Salanitro, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.**

Mr. Wrathell presented Resolution 2021-40 and read the title.

**On MOTION by Mrs. Waronker and seconded by Mr. Salanitro, with all in favor, Resolution 2021-40, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an effective Date, was adopted.**

This item was presented during the Fourth Order of Business.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Master Engineer’s Report *(for informational purposes)***
- D. Master Special Assessment Methodology Report *(for informational purposes)***
- E. Consideration of Resolution 2021-41, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date**

Mr. Wrathell reiterated the intent to open the Public Hearing and continue it.

**On MOTION by Mrs. Waronker and seconded by Mr. Salanitro, with all in favor, the Public Hearing was opened.**

**On MOTION by Mrs. Waronker and seconded by Mr. Salanitro, with all in favor, the 170, 190 and 197 public hearings were continued to October 19, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E. Eagle Ave., Eagle Lake, Florida 33839.**

In response to a request, Mr. Wrathell explained the Board Member resignation and appointment process.

**SEVENTH ORDER OF BUSINESS**

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

This item was deferred.

**EIGHTH 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.

**NINTH ORDER OF BUSINESS**

**Update: Bond Financing**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2021**

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

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

**ELEVENTH ORDER OF BUSINESS**

**Approval of June 15, 2021 Regular Meeting Minutes**

Mr. Wrathell presented the June 15, 2021 Regular Meeting Minutes.

**On MOTION by Mrs. Waronker and seconded by Mr. Balkaran, with all in favor, the June 15, 2021 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Cobb Cole***

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: October 19, 2021 at 11:30 a.m.**

- **QUORUM CHECK**

The next meeting will be held on October 19, 2021.

▪ **Board Members' Comments/Requests**

**This item was an addition to the agenda.**

There were no Board Members' comments or requests.

▪ **Public Comments**

**This item was an addition to the agenda.**

There were no public comments.

▪ **Adjournment**

**This item was an addition to the agenda.**

There being no nothing further to discuss, the meeting recessed and was continued to October 19, 2021.

**On MOTION by Mrs. Waronker and seconded by Mr. Balkaran, with all in favor, the meeting recessed at 11:53 a.m., and was continued to October 19, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E. Eagle Ave., Eagle Lake, Florida 33839.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair