

**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 Public Hearing and Regular Meeting on September 8, 2022 at 1:30 p.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Road, Bartow, Florida 33830.

Present were:

Adam Morgan	Chair
Rob Bonin	Vice Chair
Ashley Baksh	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present, were:

Kristen Suit	District Manager
Mark Watts (via telephone)	District Counsel
Rick Welch (via telephone)	District Engineer
Stacey Ramdass (via telephone)	Artemis Property Management
Mark McDonald (via telephone)	Lennar Homes
Pat Quaranta	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:37 p.m. Supervisors Morgan, Baksh, Kewley and Bonin were present, in person. Supervisor Waronker was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignations of Supervisors

A. David Waronker [SEAT 1] *Term Expires November 2025*

Ms. Suit presented Mr. Waronker's resignation letter.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the resignation of Supervisor David Waronker from Seat 1, was accepted.

B. Ashley Baksh [SEAT 3] *Term Expires November 2023*

Ms. Suit presented Ms. Baksh’s resignation letter.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the resignation of Mr. Ashely Baksh from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointments to Fill Unexpired Terms of Seat 1 and Seat 3

Mr. Morgan nominated Mr. Pat Quaranta to fill Seat 1. No other nominations were made.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the appointment of Mr. Pat Quaranta to Seat 1, was approved.

The consensus was to leave Seat 3 vacant.

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office of Mr. Pat Quaranta. She provided and explained the following items:

- A. Administration of Oath of Office to Newly Appointed Supervisors (*the following will be provided in a separate package*)**
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - II. Membership, Obligations and Responsibilities**
 - III. Financial Disclosure Forms**
 - a. Form 1: Statement of Financial Interests**
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - c. Form 1F: Final Statement of Financial Interests**
 - IV. Form 8B – Memorandum of Voting Conflict**

B. Consideration of Resolution 2022-15, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2022-15. Mr. Morgan nominated the following slate:

Adam Morgan	Chair
Rob Bonin	Vice Chair
Craig Wrathell	Secretary
Pat Quaranta	Assistant Secretary
Brent Kewley	Assistant Secretary
Vacant	Assistant Secretary
Kristen Suit	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurers remain unaffected by this Resolution.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, Resolution 2022-15, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2022-16, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the Public Hearing was opened.

Ms. Suit reviewed the proposed Fiscal Year 2023 budget, noted increases and decreases compared to the Fiscal Year 2022 budget and explained the reasons for any adjustments. Artemis

Lifestyles Services, Inc. (Artemis) provided the figures for the Field Operations portion of the budget.

The CDD is Landowner-funded, so expenses will be funded as incurred.

No members of the public spoke.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2022-16.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, Resolution 2022-16, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022/2023 Budget Funding Agreement

Ms. Suit presented the Fiscal Year 2022/2023 Budget Funding Agreement.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Artemis Lifestyles Services, Inc., Field Operations Agreement

Ms. Suit presented the Artemis Lifestyles Services, Inc., Field Operations Agreement with an effective date of October 1, 2022.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the Artemis Lifestyles Services, Inc., Field Operations Agreement, in the amount of \$1,500 per month, effective October 1, 2022, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Tampa Electric Company Lighting Services Summary Proposal

Ms. Suit presented the Tampa Electric Company Lighting Services Summary Proposal.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the Tampa Electric Company Lighting Services Summary Proposal, in the monthly amount of \$2,138.54, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Ms. Suit presented the Unaudited Financial Statements as of July 31, 2022.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 16, 2022 Special Meeting Minutes

Ms. Suit presented the August 16, 2022 Special Meeting Minutes.

On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the August 16, 2022 Special Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

Mr. Watts asked for an update about resolving the acreage discrepancy and legal description for the North Ranch side of the property, as it impacts the bond issue. A Board Member stated he compared the legal descriptions and concluded that the acreage discrepancy is in the middle of the lake and effects the five platted homesites, Lots 25, 26, 27, 28 and 29, on the lake. He stated that determining where the ordinary high-water mark is, in the ordinance versus the plat, will determine if the five homesites fall within the boundaries of the CDD.

Mr. Welch will work on resolving the legal description issues.

B. District Engineer: *Connelly & Wicker, Inc.*

There was no report.

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

- **NEXT MEETING DATE: October 4, 2022 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on October 4, 2022, unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member's comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

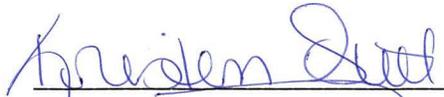
FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

<p>On MOTION by Mr. Morgan and seconded by Mr. Bonin, with all in favor, the meeting adjourned at 2:06 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair