

**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 April 4, 2023 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
Brent Kewley	Assistant Secretary

Also present, were:

Kristen Suit	District Manager
Mark Watts	District Counsel
Rick Welch (via telephone)	District Engineer
Katy Bishop	Artemis Property Management
Keith Zilke	Artemis Property Management
Belinda Whelmsen (via telephone)	Artemis Property Management
Paul Almonte (via telephone)	Artemis Property Management
Nicole Henley	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:33 p.m. Supervisors Morgan, Kewley and Bonin were present, in person. Supervisor Quaranta was not present. One seat was vacant at roll call.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consider Appointment of Nicole Henley to Fill Unexpired Term of Seat 3; *Term Expires November 2023*

Ms. Nicole Henley was nominated to fill Seat 3. No other nominations were made.

On MOTION by Mr. Kewley and seconded by Mr. Morgan, with all in favor, the appointment of Ms. Nicole Henley to fill Seat 3, was approved.

RANCHES AT LAKE MCLEOD CDD

April 4, 2023

A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)

Ms. Suit, a Notary of the State of Florida, administered the Oath of Office of Ms. Henley.

- 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 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Morgan nominated the following slate:

Adam Morgan	Chair
Rob Bonin	Vice Chair
Pat Quaranta	Assistant Secretary
Brent Kewley	Assistant Secretary
Nicole Henley	Assistant Secretary
Kristen Suit	Assistant Secretary

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

On MOTION by Mr. Morgan and seconded by Mr. Kewley with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consider Termination of Artemis Agreement

On MOTION by Mr. Morgan and seconded by Mr. Kewley, with all in favor, termination of the Agreement with Artemis Property Management and authorizing District Counsel to send the 30-Day Notice of Termination, was approved.

The following four items were additions to the agenda.

- **Consider Termination of the District Management Services Agreement with Wrathell, Hunt and Associates, LLC (WHA)**

Mr. Watts stated the contract has a 60-day provision but WHA agreed to 30-days' notice.

On MOTION by Mr. Morgan and seconded by Mr. Kewley, with all in favor, termination of the District Management Services Agreement with Wrathell, Hunt and Associates, LLC, and authorizing District Counsel to send a 30-Day Notice of Termination letter, by mutual agreement, was approved.

- **Consideration of Resolution 2023-03, Removal and Appointment of Officers**

Mr. Watts stated the effective dates will be changed to May 4, 2023.

On MOTION by Mr. Morgan and seconded by Mr. Kewley, with all in favor, Resolution 2023-03, Removal and Appointment of Officers, as amended, was adopted.

- **Consideration of Resolution 2023-04, Appointing and Fixing Compensation of District Manager**

On MOTION by Mr. Morgan and seconded by Mr. Kewley, with all in favor, Resolution 2023-04, Appointing and Fixing Compensation of Governmental Management Services – Central Florida LLC, effective 30 days from today, was adopted.

- **Consideration of Resolution 2023-05, Directing Governmental Management Services – Central Florida LLC, to Establish a Local Bank Account at Truist for the District and Appoint Jill Burns, George Flint, and Katie Costa as Signors on the Account and Providing an Effective Date**

On MOTION by Mr. Morgan and seconded by Ms. Henley, with all in favor, Resolution 2023-05, Directing Governmental Management Services – Central Florida LLC, to Establish a Local Bank Account at Truist for the District and Appoint Jill Burns, George Flint, and Katie Costa as Signors on the Account and Providing an Effective Date, was adopted.

RANCHES AT LAKE MCLEOD CDD

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FIFTH ORDER OF BUSINESS

Discussion: Field Operations Services

This item was deferred.

SIXTH ORDER OF BUSINESS

Discussion: Landscape Maintenance Services

This item was deferred.

SEVENTH ORDER OF BUSINESS

Discussion: Fiscal Year 2024 Proposed Budget

This item was deferred.

EIGHTH ORDER OF BUSINESS

Discussion: Bond Financing

This item was deferred.

NINTH ORDER OF BUSINESS

Ratification of Polk County Property Appraiser Contract Agreement

On MOTION by Mr. Morgan and seconded by Mr. Kewley, with all in favor, the Polk County Property Appraiser Contract Agreement, was ratified.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

On MOTION by Mr. Morgan and seconded by Ms. Henley, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

**RANCHES AT LAKE MCLEOD CDD
TWELFTH ORDER OF BUSINESS**

**April 4, 2023
Approval of September 8, 2022 Public
Hearing and Regular Meeting Minutes**

On MOTION by Mr. Morgan and seconded by Mr. Kewley, with all in favor, the September 8, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Cobb Cole***
- B. District Engineer: *Connelly & Wicker, Inc.***
- C. District Manager: *Wrathell, Hunt and Associates, LLC***

There were no reports from District Counsel or the District Engineer.

- **UPCOMING MEETINGS**

- **May 2, 2023 at 1:30 P.M.**

- **QUORUM CHECK**

The May 2, 2023 meeting was cancelled.

- **June 6, 2023 at 1:30 P.M. [Presentation of Fiscal Year 2024 Proposed Budget]**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member's comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan and seconded by Mr. Kewley, with all in favor, the meeting adjourned at 1:47 p.m.

RANCHES AT LAKE MCLEOD CDD

April 4, 2023

Jill Burns

Secretary/Assistant Secretary

Adam Morgan

Chair/Vice Chair