

*Ranches at Lake McLeod  
Community Development District*

*Meeting Agenda*

*October 10, 2023*

# AGENDA

# *Ranches at Lake McLeod*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 3, 2023

**Board of Supervisors  
Ranches at Lake McLeod  
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Ranches at Lake McLeod Community Development District** will be held on **Tuesday, October 10, 2023, at 10:00 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

**Zoom Video Link:** <https://us06web.zoom.us/j/82564696581>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 825 6469 6581

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the September 12, 2023 Board of Supervisors Meeting
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Ratification of Funding Request #26 (*to be provided under separate cover*)
    - ii. Balance Sheet & Income Statement (*to be provided under separate cover*)
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
5. Other Business
6. Supervisors Requests and Audience Comments
7. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# MINUTES

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

The regular meeting of the Board of Supervisors of the Ranches at Lake McLeod Community Development District was held on Tuesday, **September 12, 2023** at 9:16 a.m. via Zoom and at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred Florida.

Present and constituting a quorum were:

Adam Morgan	Chair
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Nicole Henley	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Jill Burns	District Manager, GMS
Rick Welch <i>by Zoom</i>	District Engineer
Allen Bailey	Field Services, GMS
Clayton Smith	Field Services, GMS

*The following is a summary of the discussions and actions taken at the September 12, 2023 Ranches at Lake McLeod Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:16 a.m. and called the roll. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period on Agenda Items**

There were no members of the public present in the audience and no member in attendance via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 15, 2023 Board of Supervisors and Audit Committee Meeting**

Ms. Burns presented the minutes from the August 15, 2023 Board of Supervisors meeting and the Audit Committee meeting and asked for any comments, questions, or corrections. Hearing no changes, she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Minutes of the August 15, 2023 Board of Supervisors And Audit Committee Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2023 Assessment Area 1 Bonds**

Ms. Burns presented the proposals to the Board which could be found in the agenda package. She stated that under the internal revenue code, the District has to determine that they are not earning more interest than is paid on the bonds and this is a required report under the trust indenture. The cost from AMTEC is \$450 annual and she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Proposal from AMTEC for Arbitrage Rebate Services for Series 2023 Assessment Area 1 Bonds, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

Mr. Welch stated he had nothing new for the Board and that they continue to work on the construction funding. They are waiting on the property transfer from the developer to the CDD for next steps. The question was if the engineer had done everything for the pay apps and everything needed for the requisition, and he believed that he had. Mr. Morgan asked if flood compensation had been talked about and Mr. Welch said no, and the Board discussed that. It was reported that the flood compensation was accounted for in the design of the ten additional lots. They did receive a letter from the water management district that included the ten-lot change. Mr. Morgan was just looking for clarification and received it. There being no other questions for the District Engineer, the next item followed.

**C. Field Manager’s Report**

Mr. Allen Bailey presented the field manager’s report to the Board and noted that the entrance landscaping is looking good and coming along well. Where the lift station is has received sod. Some of the trees needed re-steaking after a storm and are looking better. The wet pond looks to be doing well and the dry pond has a little bit of green growth. Seed had been thrown into the dry pond, so they are fighting that growth currently. The mailbox area has been sodded and it is looking good. They are waiting for sod in the front where the fencing is. There were no further questions for the Field Manager, so the next item followed.

**D. District Manager**

**i. Ratification of Funding Request #25**

Ms. Burns presented the funding request to the Board and asked for a motion to ratify it since it had already been approved previously.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Funding Request #25, was ratified.
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**ii. Balance Sheet and Income Statement**

Ms. Burns presented the financial statements to the Board and stated that they could be found in the agenda package. There is no action necessary from the Board and she offered to answer any question. Hearing none the next item followed.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

Ms. Burns noted that Ms. Adams will follow back up and loop Mr. Bonin in on the email. Once the documents are received, Counsel will be able to draft the conveyance package to convey the land. It has already been authorized by the Board and staff will get the papers to the appropriate people to sign off on the final requisition.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience  
Comments**

Ms. Adams asked for Supervisors requests. There were no comments from the Board.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



# SECTION IV

# SECTION C

# Ranches at lake Mcleod CDD Field Management Report



October 10<sup>th</sup>, 2023

Allen Bailey – Field Manager

GMS

# Site Review

## Entrance landscape



- ✚ The landscape at the entrance and along the main boulevard is doing well.
- ✚ We are monitoring the palm trees at the front for continued health.

# Site Review

## Aquatics Review



- ✚ The dry pond has been disced and has most vegetation eliminated.
- ✚ The dry and wet ponds are in a well-maintained state.



# Site Item

## Fence Removed Behind Homes



- ✚ The fence that surrounds most of the district had two sections removed during the buy process of two homes.
- ✚ The home buyers were informed that the fence was on CDD common area and the board could put the fence back up at their discretion.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at [abailey@gmscfl.com](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION D



# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION 2

*Item will be  
provided under  
separate cover.*