

**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, **October 10, 2023** at 10:03 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 <i>via Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Jill Burns	District Manager, GMS
Rick Welch <i>via Zoom</i>	District Engineer, Connelly & Wicker, Inc.
Allen Bailey	Field Manager, GMS
Mark Watts <i>via Zoom</i>	District Counsel, Cobb Cole

The following is a summary of the discussions and actions taken at the October 10, 2023 Ranches at Lake McLeod Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:03 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 members in attendance via Zoom.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the September 12, 2023 Board of Supervisors

Ms. Adams presented the minutes from the September 12, 2023 Board of Supervisors meeting and asked for any comments, questions, or corrections. Mr. Morgan stated they all look correct.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the September 12, 2023 Board of Supervisors Meeting, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Re-Designating Registered Agent for the District

Ms. Adams stated there is a copy of the agenda on page 10 of your PDF agenda file. She noted this is designating the office of Governmental Management Services in Orlando as the registered office and is designating Jill Burns from GMS as the registered agent. This is updating as a result of transferring District Management Services.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-01 Re-Designating Registered Agent for the District, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams stated Mark Watts is attending via zoom.

Mr. Watts stated the only thing to report is the deed to dedication for the various tracts that need to get transferred over to the District and the Bill of Sale for the lift station have been sent out. He noted the only thing missing from that is the cost so we can insert the final cost for the lift station improvement. Otherwise, we should have that back and ready to go and can coordinate with Adam getting everything signed. Mr. Morgan asked if the construction cost of the lift station could be pulled up and if Barry could get it to him. Ms. Adams stated just the cost for the North. She stated that can be filled in when they are executing. Mr. Watts stated it would be set up as an exhibit so when we get those costs and get them certified, we can get them attached to it. Mr. Morgan stated he would have them to Tricia shortly. Ms. Adams stated they

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will coordinate to get Adams signature. Mr. Watts asked Ms. Adams to send the original package to him. Mr. Morgan stated this is for North Ranches. Ms. Adams stated there were two tracts that were not yet complete, apparently there is a hold up with sod for OS1 and OS2 so they are not included, everything else is included. Mr. Welch stated it was his understanding that the water and sewer facilities were being dedicated to the City of Eagle Lake, am I mistaken or should this pump station tract be going to the city as opposed to the CDD? Mr. Morgan stated it will go to the CDD first and then on to the city.

B. Engineer

Mr. Welch stated he doesn't have anything new. His only question would be if the Board has gotten everything to support the construction draw? Ms. Burns stated they have everything they need. She noted the last thing was the deeds which we now have and will be signed, and all go into the package for the requisition and then will be sent. Ms. Adams stated they just need to pull out OS1 and OS2 because they are not done.

C. Field Manager's Report

Mr. Bailey presented the field manager's report to the Board. He stated the entrance landscape is doing well. He noted they are continuing to monitor the palm trees. He has been in contact with Frank Polly who is still making sure they stay healthy as we are in fall heading towards winter. He noted with the aquatics, the wet pond looks good. The dry pond is churned up and does not have any more vegetation on it so doing well. He stated the only big item is the fence that was removed behind the homes on 696 and 708 Trotters Drive but that was an agreement between the buyer and when the home was being bought, it had to be removed but just to make the Board aware and have it on record that the fence was removed. It is on CDD property so we could put the fence back at any point if felt needed. Mr. Morgan asked why it was required to be removed. Mr. Bonin stated that was a Lennar decision with the buyer. They feel it is obstructing good views of the lake which one of them kind of is but the other one definitely is not. He stated that was a deal that we made, and we are aware of it and supporting of it. Mr. Morgan asked, so are we going to leave the fence out. Mr. Bonin stated yes. Mr. Bailey asked where the rest of the fence is at if at some point it could be put back up later on, in the future if it needed to be placed back up. Mr. Bonin stated he could find out. Mr. Bonin stated they have not memorialized the contract for the landscape. Mr. Adams stated her understanding is that the

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Board has been given serious thought and ultimately because of the warranty that is in place with Frank Polly Sod it looks like it is in the best interest of the District to go ahead and move forward with a 12-month agreement for landscape services. Mr. Bonin stated yes that is his recommendation to go with Frank Polly on the North side. He noted in his opinion they will continue to monitor how that maintenance looks and goes down and then we can certainly entertain once we bid out and construct the southern side, we can relook at this again in the next six months or so but for now that is the recommendation. Ms. Adams stated she will send Mark the scope and landscape service area map to drop into that agreement.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Landscaping Proposal for Landscaping Contract with Frank Polly at North Ranch, was approved.

D. District Manager

i. Ratification of Funding Request #26 and #27

Ms. Adams presented funding requests #26 totaling \$7,677.54 which has been processed and funding request #27 totaling \$15,079 that has been processed to the Board and asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Requests #26-#27, was ratified.

ii. Balance Sheet and Income Statement

Ms. Adams 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. This is for informational purposes only. Mr. Morgan asked when to expect the construction fund requisition as soon as we get the lift station cost and finalized? Ms. Adams stated when we get that cost then we can execute all of the documents. She noted she will coordinate with Adam to get that done as it is a priority. Mr. Morgan asked if the funds will be transferred by the end of November for sure? Ms. Adams stated way before the end of November.

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E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Ms. Adams stated that status of property conveyance has already been reviewed. She asked Mr. Welch for any updates on permit transfer issues. Mr. Welch stated not at this point. Mr. Morgan asked if the ERP for North has been transferred or is it all one. Mr. Welch stated they still need a Certificate of Completion.

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 Supervisor’s 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.

Jill Burns

Secretary / Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman / Vice Chairman