

**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, **December 12, 2023** at 10:00 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>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Rick Welch	District Engineer, Connelly & Wicker, Inc.
Mark Watts	District Counsel, Cobb Cole
Allen Bailey	Field Services, GMS

The following is a summary of the discussions and actions taken at the December 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 10:03 a.m. and called the roll. Three Board members were present and one joining via Zoom 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.

December 12, 2023

Ranches at Lake McLeod CDD

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, Seat #5)

Ms. Burns stated the three Supervisors elected to seats #3, #4, and #5 were Nicole Henley, Adam Morgan and Rob Bonin. Ms. Burns stated she would swear in Adam and Rob now and Nicole at a later date.

B. Consideration of Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the number of casted votes for each of the three Supervisors are outlined.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2024-03 Electing Officers

Ms. Burns stated previously before the landowner's election, Adam was Chair, Rob was Vice Chair and the other three Supervisors were Assistant Secretary's along with George Flint in our office and herself were Secretaries. She asked if the Board wanted to keep that the same. Mr. Morgan stated yes, make it a go.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-03 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 10, 2023 Board of Supervisors Meeting and the November 7, 2023 Landowners' Meeting.

Ms. Burns presented the minutes from the October 10, 2023 Board of Supervisors meeting November 7, 2023 Landowners' meeting and asked for any comments, questions, or corrections.

December 12, 2023

Ranches at Lake McLeod CDD

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the October 10, 2023 Board of Supervisors Meeting and November 7, 2023 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2022 Audit Report

Ms. Burns stated this came in late. That report is included in the agenda package for review. She noted it has been submitted to the state and is considered a clean audit.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Fiscal Year 2022 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this is the renewal of that agreement.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Conveyance Deeds of Dedication and Bill of Sale

Ms. Burns stated these were all signed and approved so just looking for a motion to ratify. Mr. Morgan stated make a motion to ratify all at once.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Conveyance Deeds of Dedication and Bill of Sale, were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated that she had nothing to report.

B. Engineer

Mr. Welch stated that there was nothing new from engineering.

December 12, 2023

Ranches at Lake McLeod CDD

C. Field Manager's Report

Mr. Bailey stated damaged trees were replaced, sod has been laid along the east and west sides and will be monitored until it establishes, the ponds look good, and irrigation is being installed in the front. He noted there is a 2ft. gap between the front wall and a homeowner's property that the landscaper expressed concern about access for maintenance. Mr. Bonin stated on all of their lots, CDD and HOA has drainage and access easement on the side of yards to get to the backs. He stated the landscaper has permission to walk down side property line of two houses to get to the back, the easement is a 5 ft. side and a 5 ft. rear. Double confirm that the Ranches plat has that 5 ft. drainage access easement. Mr. Bonin asked if the 2-inch meter at the front has been connected yet. Mr. Bailey stated he didn't think so. He stated the parts were overnighted last week and the concrete had to be busted out and the assembly built adding the part but doesn't know if it is done.

D. District Manager**i. Approval of Check Register**

Ms. Burns presented the check register which is included in the agenda package for review. The total is \$52,075.47 from October 1st through December 5th.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register totaling \$52,075.47, was approved.
--

ii. Balance Sheet and Income Statement

Ms. Burns stated the financial statements are included in the agenda package for review. There is no action necessary. She stated she would be happy to answer any questions. Mr. Morgan asked for the actual construction fund balance. Ms. Burns stated debt service fund 2023 on page 4, it looks like \$140,000.

E. Project Development Update**i. Status of Property Conveyance****ii. Status of Permit Transfers**

Ms. Burns stated that has all been done. Mr. Morgan asked about Ranches East and anything needing to be conveyed there. Mr. Bonin stated two ponds there are sodded and need to

December 12, 2023

Ranches at Lake McLeod CDD

start being maintained at least once per month right now. Mr. Morgan stated they will have to start working on conveying those to the CDD. Mr. Bonin stated the plats are recorded. He noted each has its own lift station. Mr. Bonin questioned if a green tag has been obtained on the electrical.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Adams asked for Supervisor's requests. There were no comments from the Board.

ELEVENTH 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

D8F17F6DF603436...

Chairman / Vice Chairman