

**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, **February 13, 2024** 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:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Rick Welch <i>by Zoom</i>	District Engineer, Connelly & Wicker
Allen Bailey	Field Manager, GMS
Michelle Dudley	Lennar

*The following is a summary of the discussions and actions taken at the February 13, 2024 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 10:01 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.

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**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Acceptance of Letter of Resignation from Pat Quaranta** *(to be provided under separate cover)*
- B. Appointment to Fill Board Seat #1**
- C. Administration of Oath to Newly Appointed Supervisor**
- D. Consideration of Resolution 2024-04 Appointing an Assistant Secretary**

Ms. Adams stated that they are still waiting for some paperwork for this list of items, and she suggested deferring the block of organizational matters to the next meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the December 12, 2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the December 12, 2023 Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Adams stated that this annual agreement is included in the agenda packet and will allow the District to enter CDD fees onto the non-ad valorem section of the property tax bill. There being no discussion, she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**

Mr. Watts stated that they had nothing further for the Board and offered to answer any questions. There being no questions, the next item followed.

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**B. Engineer**

Mr. Welch stated that there was nothing new for the Board but offered to answer any questions.

**C. Field Manager's Report**

Mr. Bailey presented the field manager's report and summarized it for the Board. Completed items include:

- Installation for landscape in the median at Ranches South is complete.
- Irrigation has been installed along the front of fence line in Ranches North.
- Both ponds are being kept in a well-maintained state.
- Landscape is looking healthy for the winter months and new growth is expected as spring approaches.
- Stormwater ponds on tracts D3 and D4E have seen heavy erosion.

The boat ramp is in progress as the amenity center moves along and they will continue to monitor the progress and report back to the Board. The clubhouse will be retained, owned, and maintained by the HOA and will open approximately a year from now. It will be extract from future CDD budgets. It is the intention of the CDD to maintain and own the boat dock and that will be conveyed at completion.

**D. District Manager**

**i. Approval of Check Register**

Ms. Adams presented the check register which is included in the agenda package for review. The total is \$46,775.49 from December 6<sup>th</sup> through January 31<sup>st</sup>. She offered to answer any questions and asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register totaling \$46,775.49, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams stated the financial statements are included in the agenda package for review. No action is required from the Board and this item is for informational purposes. The Board discussed an electrical billing issue that Ms. Adams will follow-up on.

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**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

Ms. Adams asked if there were any updates of the status of permit transfers. Mr. Welch noted that there have not been any significant changes in any of the phases. The Board and staff discussed what has and has not been turned over to the District. The intention is to turn over the dry ponds and stormwaters to the District as soon as possible and the Engineer and Board talked about this at length. Ms. Adams excused Mr. Welch for the remainder of the meeting and the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH 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