

**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, **November 12, 2024** at 10:00 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Michelle Dudley	Assistant Secretary
Kayla Word	Appointed as Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Jill Burns	District Manager, GMS
Rick Welch <i>by Zoom</i>	District Engineer, Connelly & Wicker
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Allen Bailey	Field Services, GMS
Eduardo Rodas <i>by Zoom</i>	HOA Manager

*The following is a summary of the discussions and actions taken at the November 12, 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 and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period on Agenda Items**

Ms. Adams opened the public comment period regarding agenda items.

- Cheryl D'Andrea (1550 Marksman Rd.- Eagle Lake) stated she is at the meeting to listen and determine who has responsibility for a variety of things, the HOA or the CDD. She noted two line items from the tax bill, one is repayment to the CDD debt and the other is

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for maintenance and asked if those numbers are derived on a total community build out such as the HOA has done or based on current occupation. The answer to #1 determines whether or not that number on maintenance is going to increase even though the number of participants will also rise. She noted the CDDs responsibility includes the roads, is that also the gutters and the sidewalks?

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Letter of Resignation from Pat Quaranta**

Ms. Adams stated on page 7 is Pat Quaranta’s letter of resignation. She asked for a motion to accept Pat Quaranta’s resignation and declare that seat vacant.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Letter of Resignation from Pat Quaranta, was approved.

**B. Appointment to Fill Board Seat #1**

Ms. Adams noted this is seat #1 with a term that expires in November 2025. Would the Board like to consider any appointments to seat #1? Mr. Morgan appointed Kayla Word.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Appointment of Kayla Word to Seat #1, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Adams administered the oath to Kayla Word.

**D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary**

Ms. Adams stated each time there is an election or appointment to the Board, Florida Statutes require they reorganize as officers. Currently, Adam Moran is serving as Chairman and Rob Bonin is serving as Vice Chairman.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-01, Appointing Kayla Word as Assistant Secretary & Keeping Same Slate of Officers, was approved.

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**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 13, 2024 Board of Supervisors & Audit Committee Meetings**

Ms. Adams presented the minutes from the August 13, 2024 Board of Supervisors & Audit Committee meetings. These meeting minutes have been reviewed by District Management staff. If there are no corrections from Board members, is there a motion to approve as presented?

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the August 13, 2024 Board of Supervisors & Audit Committee Meetings, were approved.

**FIFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds from AMTEC**

Ms. Adams stated on page 22 of the agenda package is a rebate report prepared by AMTEC. The District has issued tax-exempt bonds and these are regulated by the IRS. The IRS has an interest if the District is earning more interest than what it is paying. There is no arbitrage rebate liability at this time.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds from AMTEC, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Audit Services Engagement Letter with Grau & Associates for Fiscal Year 2024 through Fiscal Year 2028 Audit Services**

Ms. Adams stated Grau & Associates was selected for five years of audit services. The first fiscal year audit being 2024. The District is required to undergo an annual independent audit to be filed by June 30<sup>th</sup>. The amount for FY2024 is \$3,800. This audit engagement letter has been executed by the Chairman so asking for a motion to ratify the actions of the Chair.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Audit Services Engagement Letter with Grau & Associates for Fiscal Year 2024 through Fiscal Year 2028 Audit Services, was ratified.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from TraceAir**

Ms. Adams presented the Trace Air proposal for bi-weekly service at \$1,221.77 for 26 services from October 2024 to October 2025. She noted the Series 2023 bond construction funds have been depleted. There is a small amount of interest around \$1,400 in that account. The next bond issue has been deferred until after the first of the calendar year. If the Board would like, this item can be deferred. Mr. Bonin wants to defer this item and confirm that North Ranches is not included and wants to see what their acreage is. He may want to discuss with them how they are factoring their cost on a cost per acreage and we may be able to lessen that. He wants one flight done now for everything South so they have a current flight and then evaluate the balance.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts had nothing to report.

**B. Engineer**

Mr. Welch had nothing to report.

**C. Field Manager's Report**

Mr. Bailey presented the field manager's report on page 51 of the agenda package. Mr. Bailey noted as for the roads, gutters and sidewalks, if it is not a homeowner's property, the CDD is responsible for managing it unless in certain cases such as the back area where the boat docks will go will be the HOA. If you are looking for specifics on who owns what, you can go to the county property appraisers' site for that information. He is aware that some of the sidewalks have cracks in them and those will eventually be addressed. It is the sidewalk in the park in East. Mr. Bailey will review the sidewalk to determine if it's a CDD or Lennar issue.

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**i. Consideration of Proposal for Pond Maintenance**

Mr. Bailey presented a proposal for treatment of two ponds. Ms. Adams asked if the Board wanted to authorize one time treatment of these ponds.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Aquatic Weed Management - One Time Treatment of 2 Ponds, was approved.

**D. District Manager**

**i. Approval of Check Registers**

**a) August 2, 2024 through September 30, 2024**

**b) October 1, 2024 through November 1, 2024**

Ms. Adams presented the check register from August 2<sup>nd</sup> through September 30<sup>th</sup> totaling \$109,150.72. Following the check register is a detailed run summary. She presented the October 1<sup>st</sup> through November 1<sup>st</sup> check register totaling \$24,323.78. The detailed run summary immediately follows that check register. If there are no questions, is there a motion to approve the check register as presented?

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Registers, were approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams stated the unaudited financials through the end of the fiscal year are on page 71 of the agenda package for review. No action is required from the Board. This item is for informational purposes. She stated the debt is assigned in assessment areas. When you are paying the CDD debt, you are paying for the benefits you receive in that area from the bond that was issued to construct the infrastructure of the community. The maintenance is shared throughout the District. All of the property that is within the District is assessed maintenance fees.

**iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24**

Ms. Adams reminded the Board of the ethics training to be completed by 12/31/2024.

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**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

Ms. Adams stated all of the property for the North phase has been conveyed to the District. Mr. Welch noted they will be working on that on the South side of the highway going forward.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

- Cheryl D’Andrea (1550 Marksman Rd. – Eagle Lake) – Referred to TraceAir and asked why the CDD needs air flights. Mr. Bonin stated it’s twice a month drone footage that scans the entire area to keep track of all the things they have to be maintaining. She asked if there will be landscaping around the big pond that is a retention pond. There is nothing around the pond. She asked if the well would only irrigate common areas. Mr. Bonin stated yes. She asked again that someone review the sidewalk near the lift station as it is a liability. Mr. Kewley stated he has already sent a message to a land manager to review it and if it is broken to have it repaired.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams asked for a motion to adjourn the meeting.

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

*Jill Burns*

Secretary / Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman / Vice Chairman