

**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, March 11, 2025** at 10:03 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	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, PRIME AE Group
Allen Bailey	Field Services, GMS

*The following is a summary of the discussions and actions taken at the March 11, 2025 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. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. There being no comments, the next item followed.

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Ranches at Lake McLeod CDD

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes of the February 11, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 11, 2025 Board of Supervisors meeting and asked for any corrections. The meeting minutes have been reviewed by staff. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the February 11, 2025 Board of Supervisors Meeting, were approved.

### **FOURFTH ORDER OF BUISNESS**

#### **Staff Reports**

#### **A. Attorney**

Mr. Watts spoke about a fence panel being removed to allow access to the irrigation meter.

#### **B. Engineer**

There being no comments, the next item followed.

#### **C. Field Manager's Report**

Mr. Bailey presented the Field Manger's Report on page 16 of the agenda package.

#### **D. District Manager**

##### **i. Approval of Check Register**

Ms. Adams presented the check register for \$392,076.55. She noted that a substantial amount of the check register is the assessment transfer of debt fees to the Trustee.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, was approved.

Ms. Adams stated they are looking to close the Series 2025 bond issue on March 27<sup>th</sup>. She updated the Board on an easement request from the Polk County Water Coop. Ms. Adams stated she would like to do a CDD101 for homeowners that have basic questions about the CDD.

##### **ii. Balance Sheet and Income Statement**

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Ranches at Lake McLeod CDD

Ms. Adams presented the unaudited financials through the end of January. No action is required from the Board. She offered to take any questions.

#### **E. Project Development Update**

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Bailey updated the Board on the well inspection and Mr. Watts is preparing the form of documents for the conveyances of the improvements to the CDD. If there is any warranty information for the well, that warranty needs to be assigned to the District. Mr. Bonin spoke about a form that he wants filled out when they are accepting something.

#### **FIFTH ORDER OF BUSINESS**

#### **Other Business**

There being no comments, the next item followed.

#### **SIXTH ORDER OF BUSINESS**

#### **Supervisor's Requests and Audience Comments**

There being no comments, the next item followed.

#### **SEVENTH 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