

**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, April 8, 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
Rick Welch <i>by Zoom</i>	District Engineer
Allen Bailey	Field Services

The following is a summary of the discussions and actions taken at the April 8, 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 at 10:03 a.m. 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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THIRD ORDER OF BUSINESS

Approval of Minutes of the March 11, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes from the March 11, 2025, Board of Supervisors meeting. The meeting minutes have been reviewed by District Management. If there are no corrections, is there a motion to approve as presented?

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 8, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Adams noted Resolution 2025-03 is on page 9 of the agenda package. Adoption of this resolution sets the public hearing on July 8, 2025, at 10:00 a.m. and adoption of this resolution also approves the proposed budget. The budget can be amended up through the time of budget adoption however once the assessment level is set today, that does cap the assessment level. The assessments could be lowered but not increased after the proposed budget is approved.

Ms. Adams stated approval of this resolution also allows for transmittal of this proposed budget to the local government, posting it on the CDD website and noticing it in the newspaper. Attached to the resolution as an exhibit is the proposed budget which she reviewed. There is an increase of the number of lots platted and assessed on the tax bill and a commercial parcel that will be direct billed. For FY26 the proposed total gross amount assessment per unit is \$681.41.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments on July 8, 2025, was approved.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Authorizing the Opening of an Interest
Earning Bank Account**

Ms. Adams stated Resolution 2025-04 authorizes the opening of an interest earning account such as a money market account or the SBA. She noted both options are 100% liquid. The interest rate last month on the money market was 4.2%. The SBA is tied to market value. She recommended the money market account.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2025-04 Authorizing the Opening of an Interest Earning Bank Account, was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Bill of Sale for South
Phases 1 through 5 Improvements**

Ms. Adams stated this is for the conveyance of property improvements from the landowner to the District. These documents have been prepared by District Counsel. Mr. Watts noted these are for the value of the improvements that have been installed and funded with the Series 2025 bonds that just closed. We will be following on with the deed dedication as those elements are completed.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Bill of Sale for South Phases 1 through 5 Improvements, was ratified.

SEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. Attorney

Mr. Watts noted they are working through a liability claim on an auto accident and will keep everyone posted as they get further into that.

B. Engineer

Mr. Welch stated most of their work has dealt with the requisitions for the most recent bond issuance. They will work with Lennar on a plan for the ADA ramps.

C. Field Manager's Report

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Mr. Bailey presented the Field Manger's Report on page 159 of the agenda package. He did not have the updated proposal from Frank Polly. He did know that the cost would be \$10,500 a month for the whole southern section. He will have that written proposal by the next meeting.

Mr. Morgan noted he keeps having questions asked about broken sidewalk around the playground in East. Mr. Bailey noted Carly was going to have it looked at. Mr. Morgan stated that they need to take care of that.

D. District Manager's Report

Ms. Adams noted last month the Board authorized District staff to participate with the homeowner's association and do a CDD101 presentation that was scheduled the last Tuesday of the month. A Zoom presentation was done and there was positive feedback.

i. Approval of Check Register

Ms. Adams presented the check register from March 1, 2025, through March 28, 2025, totaling \$25,298.32. Immediately following the check register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of February. She noted everything has been requisitioned out for Series 2023. In future financials after March 2025, the Series 2025 bond will be added to the combined balance sheet.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Ms. Adams stated she will be checking in with Rick and Mark regarding anything that needs to be brought to the Boards attention regarding property conveyance or permit transfers.

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iii. Status of Construction Funds & Requisitions

Ms. Adams noted they have already briefly discussed construction funds and requisitions. Mr. Morgan noted we are good.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Resident (Gage Westenfeld, 1217 Deep Water Circle) spoke about cracked sidewalks by the mailboxes and toward the lake entrance cracks and up sidewalk. Looks like mostly construction damage and not just regular cracks. It has been an ongoing issue since October. Ms. Adams provided the field managers email for maintenance matters. Mr. Bonin noted if something is broken, damaged or a possible safety issue it needs to be addressed immediately whether its homebuilding do it or one of our vendors do it. He needs to know about it. He asked Allen to send him any correspondence he has regarding the sidewalks. He is texting his team now about getting this done. Mr. Westenfeld talked about massive gaps in the fence running behind his property since Milton. Mr. Bailey noted they will review it.

Resident (Sean Brulett, 656 Trotters Dr. – Northside) Spoke on the issue at the entrances (no pedestrian crossing) off Bomber Road. Ms. Adams noted it's a county road and the CDD doesn't govern county roads.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Jill Burns

Secretary / Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman / Vice Chairman