

**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, June 10, 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, Connelly & Wicker
Allen Bailey	Field Manager, GMS
Will Morgan	Lennar Project Manager

The following is a summary of the discussions and actions taken at the June 10, 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 10:00 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 April 8, 2025
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 8, 2025 Board of Supervisors meeting. She noted that the meeting minutes have been reviewed by District Management. Ms. Adams asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the April 8, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Disclosure of Public
Financing for Series 2025 Bonds**

Ms. Adams stated this disclosure will be recorded following the issuance of the tax-exempt 2025 bonds. She added the document was prepared by District counsel. Mr. Watts stated this document has been updated to reflect the Series 2023 bonds on Assessment Area 1 and the new 2025 bonds on Assessment Area 2.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Disclosure of Public Financing for Series 2025 Bonds, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Watts stated they had a call with District Management and the District Engineer to get details on the MOT requirements on the road construction in response to a lawsuit that was filed relating to a car accident that occurred at one of the intersections at Bomber Road. Counsel will be preparing a response to the insurance carrier regarding the accident. Mr. Watts added there was an eminent domain action filed that named the District that related to the Polk Water District and the installation of a water main. He asked the Board's direction on if they want them to contact the Water District to get the easements in place without going through the court process.

Mr. Morgan stated the easement is not CDD property yet, however they want to settle the easement agreements.

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B. Engineer

Mr. Welch stated they have completed a few requisitions in the past week and they are hoping to have the transfer permits done in a couple of months.

C. Field Manager's Report

Mr. Bailey presented the Field manager's report. He stated there was a home in the District that spilled oil and caused Polk County Sheriff's Office to get involved. He noted the area was cleaned up at the cost of the homeowner. Mr. Bailey stated that the entrance landscape is filling out from the rain. The dry ponds are being disced and there is currently no major vegetation growth. For the wet ponds, the pond at tract D3 was filled, however the North corner erosion has yet to be repaired.

Mr. Morgan asked if JMHC would take care of the erosion. Mr. Welch stated he believed it was, but he will have to double check. Mr. Bonin requested proposals from JMHC to have this issue resolved.

Mr. Bailey noted they are having issues with patrons damaging plants at the park. Mr. Morgan stated if this keeps happening, he recommends removing the trees and replacing them with something else. Mr. Bailey added the repairs to the damaged sidewalk have been completed.

Ms. Dudley asked if there was an update on the ADA ramps to get to the sidewalk. Mr. Welch stated they had come up with a plan but were not yet authorized not to proceed. He added they can bring this back to the Board. Ms. Dudley stated she had received complaints from the HOA manager.

i. Consideration of Landscape Maintenance Addendum to Add South Ranch Area from Frank Polly Sod & Landscape

Mr. Bailey presented the Landscape Addendum to add South Ranch from Frank Polly Sod & Landscape to the Board. He stated once the southern section was completed, it was supposed to be \$9,500, however they requested to increase it to \$10,500 to plant St. Augustine grass going down the road of the drive-in. Mr. Bailey stated the \$10,500 was a monthly payment. Mr. Bonin asked for a map of the area the price tag reflects. The Board decided to table this item until they receive further information such as a service area map.

Ms. Dudley stated the sides of the roads on Bomber Road are filled with weeds.

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Mr. Kewley asked if the pond that they were concerned about the water levels filled up. Mr. Bailey stated it filled up a little, however they are still concerned. Mr. Morgan stated this pond needs to be maintained.

Mr. Bonin asked regarding the Water Management District transfers, if East is completely turned over. Mr. Welch stated they were planning on certifying everything at once, however they learned the problem was the pond by the amenity areas. They are now looking at converting that to a dry pond because it is not holding water. He noted they were not certified because the ponds were associated with Central Ranch. Mr. Welch stated that he requested a Partial Certification and they said they could not complete a Partial Certification. Mr. Bonin asked Mr. Welch to send him documentation where they said they could not do a Partial Certification.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from March 29, 2025 through May 29, 2025 totaling \$330,761.02. Immediately following the check register is a detailed run summary.

On MOTION by Mr. Morgan, seconded by Ms. Word, 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 April.

iii. Presentation of Number of Registered Voters – 355

Ms. Adams stated there are currently 355 registered voters in the District.

iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline

Ms. Adams stated all Board members must file a Form 1 form by July 1, 2025. She added they must also complete four hours of ethic training by the end of the calendar year.

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E. Project Development Update

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**
 - a) Ratification of Series 2025 Assessment Area Two Requisitions #1 through #4**

Ms. Adams stated requisitions #1 through #4 are included in the agenda package on page 57. She asked for a motion to ratify the requisitions.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2025 Assessment Area Two Requisitions #1 through #4, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS


Adjournment

Mr. Morgan made a motion to adjourn the meeting.

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



Secretary / Assistant Secretary

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Chairman / Vice Chairman