

**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, **August 12, 2025**, at 10:04 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum were:

Adam Morgan <i>by Zoom</i>	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
Brent Kewley	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 Manager

The following is a summary of the discussions and actions taken at the August 12, 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 10:04 a.m. Five Board members were in attendance and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Ms. Lawton) stated she lives at 1241 Deepwater Circle. She noted at the previous meeting she had brought up a suggestion to extend the fence that runs along the east end of the Ranches at Lake McCleod Community Development District that block off Madeira from the

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homes. She wanted to follow up with that suggestion to see if it was possible to extend that vinyl fencing all the way across the Eastern Shore of the Deepwater Pond to keep Maderia residents from entering the Ranches at Lake McCleod Community Development District.

Resident (John Lawton), who also lives at 1241 Deepwater Circle, followed up Ms. Lawton's question to the Board. He noted that some surveying had been done on the east side of the pond and stakes were placed every 25-30 feet with yellow ribbons on the top but were removed when the mowers came through. Mr. Lawton added that it looked like there had at least been some preliminary planning to extend that fence to see how far it might go and that the stakes were directly in line with the fence. Mr. Lawton also noted that there have been some requests from the residents about the sprinkler systems activating in the morning and getting people wet as they are trying to leave for school or work. He asked the Board to discuss possibly changing the times the sprinklers are scheduled to activate to a different time frame to avoid residents getting wet in the mornings. Ms. Lawton added a follow-up statement, stating that Mr. Morgan dropped off a sign for them but they haven't been able to keep them up because the mowing company takes it down when they mow and she asked for suggestions on where to put the sign so it will not be removed. She noted that they did not have a pole for the sign and would need one. Ms. Adams asked Mr. Bailey if he could follow up with the residents outside of the meeting and help with that sign situation and irrigation schedule.

Resident (Brian Soto), who lives on 773 Trotters Drive, thanked the Committee for including improvements on Craftsman and Bomber Road. He noted that there has been a shift of responsibility primarily from the County and he wanted to advise if there was anything the community could do to help push things along, they are happy to do so.

Resident (Shawn Boulette), who lives at 656 Charters Dr., asked a question about the intersection improvement and whether the Board feels the intersection improvements are warranted. If so, could they try to get the developer to chip in on that cost because he believes that should have been done when the community was developed, not after. Ms. Adams stated that this is an agenda item that would be discussed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 8, 2025
Board of Supervisors Meeting**

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Ms. Adams presented the minutes from the July 8, 2025 Board of Supervisors meeting. She noted that the District Manager had reviewed the meeting minutes. Ms. Adams asked for any corrections. The Board had no changes to the minutes.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, the Minutes of the July 8, 2025 Board of Supervisors Meeting was approved.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Calculation Report – Series 2023 AA1

Ms. Adams presented the Arbitrage Rebate Calculation Report for Series 2023 AA1 to the Board. She stated that the tax-exempt bonds that are issued are regulated by the IRS. She noted that the IRS requires that the District is not earning more interest than what they are paying on the bonds. She added that they are required to file reports every five years and if there is an arbitrage issue, a tax penalty could be imposed. She noted that, at this time, there is no rebate liability.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Rebate Calculation Report 2023 AA1, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Intersection Redesign for Craftsman Road and Bomber Road

Ms. Adams stated that there are three priorities that property owners in the District have asked for. She noted that they have asked for intersection improvement and a signalized crosswalk on Bomber Road. She added that another matter that is persistently voiced as a priority is the intersection conditions going from North Ranches to South Ranches. Ms. Adams stated that the residents frequently go across the road at that location to access the amenities. She noted that the intersection requires a turn condition on to Bomber Road with lane arrows that require turning. She added that vehicles are not permitted to drive straight across the road, and she reminded the Board of the lane conditions in that area. Ms. Adams stated that because Bomber Road is a County road, it would be the County that would permit and fund improvements for Bomber Rd. She added that because of the communication with citizens in the District, County staff as well as an elected official met with citizen representatives and encouraged the District to do an intersection

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improvement unilaterally within Craftsman Road and that lane conditions requiring turning could be as simple as painting a straight arrow. However, Ms. Adams stated she did follow up with the citizens and say there is probably more to it, such as getting permits from the City and the County and asked what the steps would be for this District to move ahead with changing the lane conditions and allowing traffic to drive straight across from one section of the District to the other. Ms. Adams noted that if the Board wants to authorize the District Engineer to design the intersection improvements and check into permitting requirements as well as potential cost, they can address that on a future agenda. Mr. Welch, who was attending the meeting by phone, stated that they were looking at adding a straight arrow from the north and from the south. Ms. Adams asked Mr. Welch, on behalf of the Board, what he anticipates as far as the permitting requirements for the redesign and permit submittal. Mr. Welch stated that they have been wrapping up the plans for the ADA to the neighborhood, so he will add the proposal for the intersection improvements into that so the City will see it. He added that he will also send an e-mail to Polk County to let them know what they are doing. He noted that they are also working on a proposal for an irrigation directional bore under Bomber Road, which will include County permitting so the proposal for the intersection improvements will be included with that. Mr. Welch stated that he is hopeful that Polk County will approve these proposals without needing permits.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, Authorizing the District Engineer to Design, Permit, and Gather Proposals for the Intersection Redesign for Craftsman Road and Bomber Road, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09 Setting a Public Hearing to Adopt Parking Policies

Ms. Adams explained that there have been concerns about congestion on the roadways because of people randomly parking throughout the District roads. She noted that the CDD is a special Florida Government District and they have limited powers. She added that they don't have law enforcement powers, and they don't have traffic enforcement powers. Ms. Adams stated, however, CDD's do have the ability to adopt parking policies and the only way they can enforce those policies is with vehicle towing. She noted that this item has been requested by citizens. She noted that they would be looking for the Board to authorize setting up a public hearing if the Board

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wants to consider adopting parking policies at this time. She added that the public hearing does require a 35 day and a 28-day notice as there were new laws that went into effect July 1, 2025, that require a longer notice period. She informed the Board that if they set the public hearing, it will be for the October meeting date. Ms. Adams stated that they typically recommend that the District considers adopting parking policies for the entire District if they have that information, but they only implement this signage in phases where residential construction is substantially completed. She added that they have found that parking signs in residential construction get damaged. Ms. Adams stated that Mr. Eduardo, the HOA Manager, was on the phone and he was aware that they are presenting this resolution today. She noted that she told Mr. Eduardo that once they get some parking maps, they would like to get feedback from the HOA because they have been active in the community and looking at parking matters from an HOA perspective as well. Ms. Adams stated that the public hearing to adopt parking rules on October 14, 2025, at the Lake Alfred Public Library at the regular meeting time.

On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, Resolution 2025-09 Setting a Public Hearing to Adopt Parking Policies, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of ROW Adjacent to Amenity Maintenance Agreement with HOA

Ms. Adams explained that they are going to defer this item due to needing more time for Counsel to prepare the appropriate form of agreement.

EIGHTH ORDER OF BUSINESS

Discussion of Irrigation Use Agreement with HOA from North Ranch Playground

Ms. Adams explained that they are going to defer this item due to needing more time for Counsel to review the matter.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated that he had nothing further to report.

B. Engineer

Mr. Welch stated that there was nothing else to report at this time.

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C. Field Manager's Report

Mr. Bailey stated that the landscape around the medians is doing well from the rain and weather. He noted that they are holding up and the wet ponds are staying full. He added that the pond on tract C1 and the back track of the slope is ready for turnover. Mr. Bailey stated that there is one issue that is currently being addressed for review is the oak trees on the playground in the East section are very stressed. He noted that the backflow of was turned off at one point and the landscaper caught it and the issue has been addressed by removing levers to make sure it wont happen again. He added that the trees are currently being monitored but it's possible that they could end up losing a few of these oak trees due to temperatures and stress.

D. District Manager's Report**i. Approval of Check Register**

Ms. Adams presented the check register from June 24, 2025 through July 30, 2025 totaling \$83,860.50. Immediately following the check register is a detailed run summary.

On MOTION by Mr. Bonin, 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 June.

E. Project Development Update**i. Status of Property Conveyance****ii. Status of Permit Transfers****iii. Status of Construction Funds & Requisitions**

Ms. Adams stated that they had standing agenda items for property, conveyance, permit transfers, construction, construction funds, requisitions, and any other matters the Board would like to discuss. There being no questions or comments, the next item followed.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, and the next item followed.

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ELEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Resident (Brian Soto) who lives at 773 Trotters Drive, asked the Board about the traffic patterns and mentioned wanting to know the reason for the left only lane with straight to right arrows as opposed to the left straight lane and a right only lane. Mr. Welch replied to Mr. Soto's question and explained that traditionally, the majority of the time you will see a true right combined with the left and the logic behind that is if a car is turning left they might have to wait longer as opposed to a true right where someone wouldn't have to wait to make a left turn to exit in front of them. Resident (Sean Brouillette) who lives at 656 Trotters Drive, had a question about landscaping. He asked if they had found a solution to keeping the County responsible for their group, so they don't have to pay it as a District since they are already paying taxes and fees. Mr. Bailey responded to Mr. Boulette's question and explained that the County has a set schedule and whether they hold to it or not is their choice and the District cant make them do it. Mr. Boulette followed, stating he didn't understand why the District must budget for that when it is not their responsibility. Mr. Bonin spoke in agreement with Mr. Boulette's concerns but noted that it is a common frequency of mowing in many other districts and other communities across Central Florida due to the County having an infrequent mowing and maintenance schedule and essentially the bare minimum is usually not up to the standards of the Community or the District.

Resident (Ms. Haselman) was on the phone and wanted to make sure the Board was aware that Gator Howington, who is the County Engineer Land Development District Division of Polk County Board of County Commissioners, has emailed on August 5, 2025, stating that the arrows within the community across Bomber Road would require a permit application to review the proposed roadway design modification. She stated that the engineer would need to submit for a right of way modification level two permit through the Land Development Department for review. Ms. Haselman also wanted the Board to be aware that there was an accident at the intersection at Bomber Road and Craftsman Road in July and that it put the lives of a mother and her children who were trying to cross the road at the time of the accident so there is an urgency related to the request of the citizens to make that intersection safer.

TWELFTH ORDER OF BUSINESS**Adjournment**

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

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

Signed by:

Tricia Adams

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Secretary / Assistant Secretary

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Adam Morgan

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Chairman / Vice Chairman