

**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, **September 9, 2025**, 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
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, Cobb Cole
Allen Bailey	Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the September 9, 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. She noted that there were no questions or comments from the audience.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the August 12, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 12, 2025, Board of Supervisors meeting. She noted that the District manager had reviewed the meeting minutes. 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. Word, with all in favor, the Minutes of the August 12, 2025, Board of Supervisors Meeting was approved.

FOURTH ORDER OF BUSINESS**Ratification of Fiscal Year 2025 Audit Engagement Letter with Grau & Associates**

Ms. Adams presented the Fiscal Year 2025 Audit Engagement Letter with Grau & Associates to the Board. She noted that there is a multi-year audit agreement with Grau & Associates, and the District is required to undergo an annual independent audit of all the District's finances. She added that the Fiscal Year 2025 will end on September 30, 2025, and once it ends they prefer the auditor to get started because there is a short time to complete the audit and file it by the deadline of June 30th. Ms. Adams presented the fee of \$5,900 for Fiscal Year 2025, and she noted that this amount is commensurate with the audit service agreement.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Fiscal Year 2025 Audit Engagement Letter with Grau & Associates, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Proposal from AMTEC for Series 2025 (AA2) Arbitrage Rebate Computation**

Ms. Adams presented the proposal from AMTEC for Series 2025 (AA2) Arbitrage Rebate Computation to the Board. She stated that the tax-exempt bond Series 2025 that the District issued is required to comply with IRS regulations, that they are not earning more interest than what we are paying. She noted that to make that determination, they are required to run arbitrage rebate reports. She added that this is a proposal from AMTEC Services, and the annual amount is \$450.

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Ms. Adams stated that their firm does business with many of the firms that supply this service, and they have found AMTEC to be the most cost-effective and the efficient.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Proposal from AMTEC for Series 2025 (AA2) Arbitrage Rebate Computation, was approved.

SIXTH ORDER OF BUSINESS**Consideration of ROW License Agreement**

Ms. Adams presented the ROW License Agreement to the Board. She stated that they have been working with Ms. Dudley on this matter as well as District counsel and there are three areas that are tracts that are owned by the CDD where the HOA has installed improvements. She noted that two of those are mailbox kiosk locations and they are suggesting a license agreement in order to confirm the CDD owns the parcel, but the HOA is responsible for the mailbox kiosks. Then, there is also property in front of the amenity center with enhanced irrigation and enhanced landscaping, so this agreement would also allow for the HOA to maintain those landscape improvements on the CDD tract. She added that this agreement has been revised since the time the draft was first prepared, and this draft does reflect two of the license areas, but not that third area in front of the amenity center. Ms. Adams stated that District counsel provided the revised draft that morning and they are asking for approval in substantial form, understanding that the tract in front of the amenity center will be added. Ms. Dudley stated that she wants to make sure that they also have a license agreement for it or need to discuss the park in phase one, the playground and irrigation for that area that comes from the CDD meter at the front of the North Tract.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the ROW License Agreement, was approved in substantial form.

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SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-10
Ratifying Staff's Actions in Resetting
Public Hearing to Adopt Parking Rules –
ADDED**

Ms. Adams presented Resolution 2025-10 ratifying staff's actions in resetting the public hearing to adopt parking rules to the Board. She stated that on July 1, 2025, there was a new law that went into effect that impacts special districts. She noted that there are new notice requirements for rule hearings requiring a new 35-day notice, as well as special language included in the legal notice that was in the newspaper to meet those new statutory requirements. She added that they need to reset the public hearing from their October meeting date to the November meeting date.

Ms. Adams stated that they have the ad ready for November 4, 2025, and this will be the rule hearing to consider parking rules for the District's right of way. She noted that as their annual meeting schedule is presented, they decided to move it to the first Tuesday because the library is closed on Veteran's Day. She asked the Board for approval to reschedule the public hearing for November 4, 2025.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-10 Ratifying Staff's Actions in Resetting Public Hearing to Adopt Parking Rules, was approved.

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

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

B. Engineer**i. Status Update on Intersection Design**

Ms. Adams stated that she spoke with Mr. Welch on the phone earlier that day and he noted a standing item regarding the intersection redesign for Craftsman Road and the current conditions requiring a lane turn. She noted that he did do the design, and that is internally being vetted. She added that he didn't have anything ready to present to the Board for review and approval, and they don't have any costs for the actual work yet but once that design is approved by the Board, the next step would be to submit that to the City of Eagle Lake and to Polk County for permitting and approval. Ms. Adams stated that Mr. Welch was also working on some other development items, the ADA transition mats for North Ranches are still not done. She noted that the community map

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identifying property ownership is something that Mr. Welch and his team are finalizing, and those engineering items can be better addressed when he returns.

C. Field Manager's Report

i. Consideration of Proposal from AWM for Additional Pond Maintenance – ADDED

Mr. Bailey stated that the overall landscape in the District is doing well and the crepe myrtle trees that they were concerned about at the playground seem to be fine, even though there were some branches that were broke. He noted that they have recovered, and they are not being stepped on. He added that the ponds are doing well overall and there isn't any major growth vegetation, and the rainfall is filling them up. Mr. Bailey stated that the only pond that is low is the one next to the amenity center. He noted that it is higher than it was previously but is not full completely. He addressed the final pond in the back and noted that it needed to be added to the aquatics contract, which would be 12 treatments, \$3,000 for the year to be added.

Mr. Morgan asked Mr. Bailey how the landscape looked along Bomber Road on the south side along the fence. Mr. Bailey stated that the section on the east side that was complete is doing good. Mr. Morgan asked Mr. Bailey about the weeds in the center islands at the entrance that he mentioned in a previous meeting and wanted to know if they had been taken care of. Mr. Bailey stated that any weeds that were of concern had been taken care of.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal from AWM for Additional Pond Maintenance, was approved.
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D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from July 31, 2025, through August 25, 2025, totaling \$30,093.51. 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.

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ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of July. She noted that these are provided for informational purposes only and no Board action is required.

iii. Discussion of HOA Yard Sale – ADDED

Ms. Adams stated that she recently got a request from the HOA manager, and he sent a message to the CDD letting them know that they are planning to coordinate a community yard sale on Saturday, September 27, 2025. She noted that he was asking for permission to install community yard sale signs at the community entrance on CDD property. She added that she told him she would put this on the agenda since they had a Board Meeting scheduled for this week and wanted to get confirmation that the Board would approve the signage. Ms. Adams stated that he said they would plan to install them that day and remove them that day as well, so they wouldn't need to coordinate with landscapers or any other vendors. She noted that they recommend approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Yard Sale Sign Installation on CDD Property, was approved.

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 always had standing 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.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, and the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Adams asked if there were any supervisor's requests or audience comments, there being none, the next item followed.

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ELEVENTH 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.

Signed by:

Tricia Adams

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Secretary / Assistant Secretary

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Adam Morgan

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Chairman / Vice Chairman