

**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, **January 13, 2026**, 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
Kayla Word	Assistant Secretary
Will Morgan	Appointed

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts	District Counsel
Kelsey Hanson Walter	District Counsel
Rick Welch	District Engineer
Allen Bailey	Field Services Manager

The following is a summary of the discussions and actions taken at the January 13, 2026, 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. Four members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Jared Iverson) had a question about HOA easement access. Mr. Iverson stated that he had an HOA easement access next to his property and for the last six months he has been

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trying to get an answer as to when that property is going to be finished because there is no more construction and all emails that he has sent have gone unanswered.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Kayla Word and Michelle Dudley (LO Election)

Ms. Adams administered the oath of office to Ms. Kayla Word and Ms. Michelle Dudley.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 4, 2025 Board of Supervisors Meeting and Landowners Meeting

Ms. Adams presented the minutes from the November 4, 2025, Board of Supervisors meeting and Landowners 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. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the November 4, 2025 Board of Supervisors Meeting and Landowners Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Food Truck License Agreement with HOA

Ms. Adams stated that the HOA reached out regarding having special events. She noted they requested that the HOA be allowed to have food trucks on CDD property. She noted that this is something that does happen from time to time at other Districts in Central Florida. With the Chairman’s approval, the license agreement was prepared by District counsel and then presented to the respective organizations for execution. She stated that she was looking for a motion to ratify the food truck license agreements with the association.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Food Truck License Agreement with HOA, was ratified.

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SIXTH ORDER OF BUSINESS

Consideration of Irrigation Cost Share Agreement with HOA

Ms. Adams presented the Irrigation Cost Share Agreement with HOA to the Board. She stated that a meter is going to be installed that will account for irrigation used by the HOA and CDD. She noted that the form of agreement has been prepared by District counsel and circulated to the association for review and comment. Ms. Adams stated that this was discussed at previous meetings and Mr. Bailey had brought forward a proposal that was instructed to be given to Lennar to install the meter as a land development cost. She asked the Board for a motion to approve in substantial form.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Irrigation Cost Share Agreement with HOA, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams presented the Data Sharing and Usage Agreement with Polk County Property Appraiser to the Board. She stated that this is an agreement between the CDD and the property appraiser’s office, whereby any exempt and confidential records that the county provides, the CDD will hold those same records confidential and exempt.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

Mr. Welch stated that he had nothing to report at this time.

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C. Field Manager’s Report

i. Consideration of Proposal for Additional Services with Frank Polly Sod

Mr. Bailey presented the proposal for additional services with Frank Polly Sod to the Board. He stated that they have got some complaints regarding the dog park. He stated that the complaints were regarding the maintenance gate for access to one of them because the landscaper had too much of a gap. He noted that, to solve this problem, they added footing so that no small dogs will be able to slip through the gate. He added that they haven’t had any complaints since that has been done. Mr. Bailey stated that along with this, the second side of the southern entrance has been finished, and they are also continuing to track the well with the water management district to make sure that they are keeping up on their gallons and what they are allowed to use in the reporting since they were addressing it now. He stated that the only other thing he had to address with the Board is the previous proposal from Frank Polly Sod to maintain the St. Augustine grass and the trees that were added around that triangle pond and the contract was \$1,100 per month and \$13,200 yearly.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal for Additional Services with Frank Polly Sod, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Adams presented the check register from December 2, 2025 through January 2, 2026, to the Board. She stated that the total amount was \$268,650.43.

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 to the Board. She noted that these are provided for informational purposes only and no Board action is required.

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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, AA2 – Requisition #6**

Ms. Adams stated that Series 2025 AA2- Requisition #6 was for \$4,200 and asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2025, AA2 – Requisitions #6, was ratified.

NINTH ORDER OF BUSINESS

Other Business

Ms. Adams stated that Mr. Brent Kewley has resigned from the Ranches at Lake McLeod CDD Board of Supervisors, effective January 12, 2026. She asked for a motion to accept the resignation and declare the seat vacant.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Resignation of Mr. Brent Kewley from the Ranches at Lake McLeod CDD Board of Supervisors, was approved.

Ms. Adams stated that, now that they have a vacancy on the Board, the Board has the opportunity to appoint someone to the Board who is a US Citizen and a resident of the state of Florida. Mr. Will Morgan was nominated by the Board and Ms. Adams asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appointing Will Morgan to Fill the Board Vacancy, was approved.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Adams asked if there were any supervisor’s requests or audience comments.

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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. Dudley, 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