

**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, **February 10, 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	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel
Kelsey Hanson Walter <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 February 10, 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. Five members were present in person, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

A resident (Ana Lawton, 1241 Deepwater Circle) expressed concerns regarding the recently adopted parking policy and requested that reconsideration of the policy be placed on a future agenda. Additional residents (Chris and Jennifer Haselman, 867 Timberland Drive) asked

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questions regarding community signage, crosswalks, and traffic safety concerns at certain intersections. A resident (Carol Redding, 1004 Holden Way) also asked about parking availability in the north side of the community. District staff acknowledged the comments and noted that parking rules and development would be discussed later in the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 13, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the January 13, 2026, 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. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the January 13, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS Organizational Matters**

**A. Consideration of Resolution 2026-05 Appointing an Assistant Secretary**

Ms. Adams presented Resolution 2026-05 appointing an Assistant Secretary to the Board. She noted that they could find a resolution in the agenda package appointing Mr. Will Morgan as Assistant Secretary.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-05 Appointing Will Morgan as an Assistant Secretary, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Towing Services Agreement with Bolton's Towing**

Ms. Adams presented the Towing Services Agreement with Bolton's Towing. She stated that this is related to the implementation of the parking rules. Staff clarified that the parking rules are not currently being enforced and outlined the steps required prior to enforcement. She stated that they have sent out one electronic mail message in cooperation with the Homeowners Association. She noted that the mail message included a cover letter, a copy of the parking rules, and a cover of the parking map. She added that at the time that the parking map was widely circulated, it was discovered that there was an error with some of the street names, so that map had

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gone back to the District engineer for corrections and been returned to the District. She stated that they are updating the parking policies with the corrected map.

. Ms. Adams noted that they have another electronic mail communication to residents at Ranches that will include answering some of the frequently asked questions. She added they also have a mailed notice scheduled so all of the property owners within Ranches at Lake McLeod will receive a copy of a letter along with the parking rules and the correct parking map. Ms. Adams stated that before they can enforce the rules with towing, the Board does need to approve a proposal for parking sign installation. She noted that their field services team has been working with a vendor and they will have two options for the Board to consider at their next meeting regarding parking signs. She stated that they did reach out to Bolton’s Towing. She noted that the Association at Ranches currently uses Bolton’s Towing and they have been happy with their service at that location. She added that they also use Bolton’s Towing at other Community Development Districts in this vicinity. She stated that Bolton’s Towing reviewed the proposed form of agreement, which was provided by District counsel.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Towing Services Agreement with Bolton’s Towing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with Polk County Property Appraiser**

Ms. Adams presented the Contract Agreement with Polk County Property Appraiser to the Board. She stated that this is an annual administrative agreement that is sent that is prepared by the property appraiser’s office. She noted that their assessment team is aware of the deadlines that are provided in bold. She added that this agreement allows for the CDD to put the maintenance fees and the debt service fees on the Polk County property tax bill in the non-ad valorem section.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06  
Extending Terms of Office to Coincide  
with General Election**

Ms. Adams presented Resolution 2026-06 Extending Terms of Office to Coincide with General Election to the Board. She stated that this resolution has been prepared by District Counsel. She noted that this resolution synchronizes the terms for the Board of Supervisors with the general election. She added that general elections are held every two years. She stated that this identifies the terms that are currently on uneven years and moves them to coincide with the general election. She noted that the terms of office that would have expired in 2027 would be extended to the November 2028 general election cycle and the terms that would have expired in 2029 are extended to the November 2030 general election cycle.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-06 Extending Terms of Office to Coincide with General Election, was approved.
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**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts stated he had two things he wanted to address with the Board. He stated first, they had already talked a lot about the towing policy discussion and implementation. He noted that they have received some other correspondence on that issue and it is something that they will be looking at as they work on the rollout of that process. He stated that, as for the magistrate hearing, they are working on reviewing. He noted that the Chair provided them with copies of the approved plans. He stated that they are working on a letter back to the city that they think will demonstrate that there is not any violation, that everything is within the parameters that the project was approved for. He noted that the two fence sections that are not currently present are fine without that. He added that they will copy the Board once they get that letter out to the city and keep everyone posted on where it goes with the magistrate. He stated that their hope is to get it cancelled prior to the hearing.

**B. Engineer**

Mr. Welch stated that they are tracking along with the contracting team and Lennar on all the sidewalk and intersection improvements, working with both the City of Eagle Lake and Polk

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County as it pertains to Bomber acceptance and turning over improvements over to the County or the City as it pertains. He noted that they are making progress.

### **C. Field Manager's Report**

Mr. Bailey presented the Field Manager's Report with the Board. He stated that they had replaced the solar lights out on the monuments and the tower lights were out and they have got those back up and working. He noted that this was a concern for the residents as to see the entrance when coming in during the night. He stated that vendors are performing as expected with the landscape. He noted that they have some dead plants from the cold snap but it is being monitored. He stated that he didn't know if it was under warranty or not because of the cold snap killing it, but they can talk to him and see what he will do. He noted that along with this, the access point that was run up at the last meeting between 1273 and 1269 deep water has been sodded, so now that access is complete. He stated that the request originally for having the meters is on page 32 in the agenda package. He noted that that is the monthly meter reading that he got going in for last month. He added that this is relative to the CUP.

Ms. Adams stated that she wanted to briefly go over an overview of step one of implementing the parking policies that the Board adopted in November 2025. She noted that there has been initial electronic mail messaging to the residents, identifying key points of the parking rules along with the parking map. She stated that the preliminary feedback really goes down to two categories. She noted that there is one category of questions where people are taken aback because they can't park in the roadway in front of their residential property. She stated that she provided clarifying information that the road is owned by the District and that the abutting property owner does not control the roadway, either by authorizing or not authorizing parking. She noted that the District has the authority to govern parking on the public roadway. She stated that the other category of questions is regarding the number of vehicles that a certain property owner may have associated with their residential property, or the number of drivers associated with their residential property. She reported she lets citizens know that the parking rules are, in order to be fair, applied evenly and not respective to the number of drivers or the number of vehicles that are affiliated with a certain home. Rather, it is the safe and effective flow of the traffic that informs the parking rules. The next step that the Board should take to implement parking rules is to review a proposal for parking signs to be considered at a future meeting.

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

Ms. Adams presented the check register from January 3, 2026, through January 30, 2026, to the Board. She stated that the total amount was \$710,359.93.

On MOTION by Mr. Adam 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 December 2025 to the Board. She noted that these are provided for informational purposes only and no Board action is required. She noted for their series 2023 debt, the interest payments were due in December 2025 and payments were properly made in accordance with the trust indenture.

**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 #7-9**

Ms. Adams stated that they have already had some updates from the District engineer regarding some of the development items that have been discussed under public comments. She noted that they also had a request for a tot lot cover. She added, for the record, that the District has not funded any shade structure for the playground. She stated that if the Board ever wanted to consider funding that, obviously there would be an impact to CDD assessments and maintenance fees. A Board member asked if they had an idea of what the cost would be. Ms. Adams stated that if the Board wants to see the proposed cost for that, they will simply direct the field services manager to bring back a proposal. The Board agreed to go ahead and get a proposal for the cost. Ms. Adams stated that based on the Board's direction, their field services manager will bring back a proposed cost for a shade structure for the playground. She stated that if there is no discussion about property conveyance or permit transfers, she has three requisitions that the Board can review. She noted that requisition for series 2025 A82, 7, 8 and 9 for \$2,100.00. She stated that these have been processed and they are looking for a motion from the Board to ratify all three.

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On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Series 2025, AA2-Requisitions #7-9 were ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, 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 no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

Signed by:  
*Tricia Adams*  
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Secretary / Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman / Vice Chairman