

**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, **March 10, 2026** at 10:06 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
Kelsey Hansen-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 March 10, 2026, meeting of the Board of Supervisors of the Ranches at Lake McLeod Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 10:06 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.

Resident (Ana Lawton, 1241 Deepwater Circle) read an email that she sent on February 20, 2026. She discussed the parking policy adopted November 4, 2025, and asked what studies or

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analysis supported the policy. She raised concerns about children riding in the streets and reduced visibility and road congestion. She requested that the Board reconsider the policy, place it on a future agenda, and use expert resources to develop a safer policy. She stated that the community would like the meeting to be held in the evening or weekend.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 10, 2026 Board of Supervisors Meeting

Ms. Adams presented the minutes from the February 10, 2026, Board of Supervisors meeting. 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 February 10, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Playground Shade Structure

- A. ProPlaygrounds**
- B. PlayWorx**

Ms. Adams stated the Board asked the Field Manager to gather proposals to get an estimate for the cost to install a shade structure for the playground. She noted once the item is presented she will mention some items regarding funding; this is not an item that there has been any funding allocated for in the current budget.

Mr. Bailey stated he has worked with both vendors and their shades do well. He stated PlayWorx suggested a rectangle shade over the playground where Prograde Playgrounds wanted to do a hexagonal shade around the entire playground. Ms. Adams stated the budget currently transfers \$50,000 a year into reserves for future infrastructure replacements; the Board has discretion to reallocate that transfer for amenity improvements if desired. There was a discussion about the difference in the proposals. The Board decided to table this item, and Mr. Bailey was directed to do more research, potentially obtain a third quote, and coordinate with Ms. Dudley to answer outstanding questions and bring them back to the Board.

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FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hansen-Walter stated she had nothing to report. Ms. Hansen-Walter was asked what the status was on the Notice of Violation (NOV). She stated the city had given until early March to rectify; if not, a new notice could be issued with a 10-day notice leading to a magistrate hearing. Ms. Hansen-Walter agreed to reach out to the city and coordinate a meeting with relevant parties before a magistrate notice is issued.

B. Engineer

Mr. Welch had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report that is on the agenda on page 29. He stated the fence on the north section had been displaced, they placed that fence back up. He noted that the vendors are still performing well. The fence along 603 Trotters Drive is preventing access to the irrigation block. He stated they asked them to take down the fence; they have now put the fence back up; a notice was sent to them. Ms. Adams stated she will coordinate with District Counsel regarding the next steps.

Mr. Bailey noted the residents had some concerns about traffic safety in the north section near the Craftsman boat area access. The Board directed Mr. Bailey to install an additional stop sign at the intersection. Mr. Bailey indicated the water management requested monthly reporting by the 10th of the month and staff as begun submitting these online.

i. Consideration of Proposal to Install Parking and No Parking Signs in Phase North and East Ranches

Mr. Bailey presented a proposal to install parking and no parking signs in Phase North and East Ranches. He stated that its approximately 17 "No Parking" signs and 67 additional signs that would be installed on various areas in the community. There is a map in the agenda showing red dots are "no parking" signs and the blue dots indicate where parking is permitted. Ms. Adams noted the plan was engineered and developed by the District Engineer who is qualified to review the roadways and determine safe areas to park. Ms. Adams stated the Board is interested in phasing implementation in North Ranches and East Ranches.

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Ms. Adams stated because this item was not included on the agenda at least seven (7) days in advance, staff requested public comment prior to Board consideration.

Anna Lawton (1241 Deepwater Circle) suggested that allowing on-street parking on one side of the street, with HOA enforcement for violators.

Jennifer Haselman (867 Timberland Drive) requested consideration for corner lots so parking placement does not block gates and yard access for owners who purchased larger corner lots expected gate access.

Ms. Adams stated there were no more comments and closed the public comment period regarding the proposal for parking and no parking signs.

A Board member noted that street parking is still allowed in designated areas, including areas near Deepwater/East Pond. Parking generally appears limited to curb-adjacent areas, reducing likelihood of blocking gates.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Proposal to Install Parking and No Parking Signs in Phase North and East Ranches not exceeding \$50,000, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Adams presented the check register from January 31, 2026, through February 27, 2026, to the Board totaling \$28,961.57.

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 to the Board. The financial statements are provided for informational purposes only, and no Board action is required.

E. Project Development Update

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

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a) Ratification of Series 2025 Requisitions #10 & #11

Ms. Adams stated these have been signed by the Chair and the District Engineer, and they are being submitted to the Board for ratification. Requisition #10 in the amount of \$1,310 to TraceAir and Requisition #11 in the amount of \$2,100 to TraceAir were presented for ratification.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Series 2025 Requisitions #10 & #11, 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

Ms. Adams asked if there were any Supervisor's requests or audience comments. There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Adam 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