

**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, **April 14, 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 <i>by Zoom</i>	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 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 April 14, 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. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting**

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Ms. Adams presented the minutes of the March 10, 2026 Board of Supervisors meeting. She stated that a correction from Ms. Anna Lawton was received, and the last sentence of the first paragraph on page 6 should be read, “she stated that the community would like the meeting to be held in the evening or weekend.” Ms. Adams stated that it would be corrected and asked for a motion to approve the minutes as amended.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 10, 2026 Board of Supervisors Meeting, were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07  
Approving the Fiscal Year 2027 Proposed  
Budget and Setting a Public Hearing**

Ms. Adams reviewed Resolution 2026-07 approving the proposed Fiscal Year 2027 budget and setting the public hearing for July 14, 2026. She summarized administrative and field operations budget changes, including projected buildout maintenance responsibilities, infrastructure maintenance, streetlight expenses, reserve funding considerations, and proposed management fee adjustments. Discussion ensued regarding the increase in assessments associated with anticipated buildout operational costs and long-term maintenance obligations. The Board discussed maintaining assessment stability where feasible while accounting for inflationary and operational factors.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Resolution 2026-07 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Review of Recent Traffic Accident on  
Bomber Road and Consideration of Polk  
County Request for Evaluation and  
Improvements**

Ms. Adams reviewed a recent traffic accident that occurred on Bomber Road and noted that the Chairman requested discussion regarding roadway safety concerns. Discussion ensued regarding Polk County ownership and maintenance responsibilities for Bomber Road, including

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ongoing construction activity in the area. The Board directed staff to coordinate with District Counsel and the District Engineer regarding correspondence requesting Polk County evaluate traffic conditions and potential safety improvements.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Authorizing Letter to be Sent to Polk County Requesting Further Evaluation of Bomber Road, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts stated they would work with Ms. Adams to get the letter together for the county. Mr. Adam Morgan stated that the city of Eagle Lake reached out about the two fence panels, and he asked if he had any information on the installation. Mr. Watts stated he would provide the installation date to the city if it is provided to him.

**B. Engineer**

Mr. Welch had nothing to report.

**C. Field Manager’s Report**

Mr. Bailey provided an overview of field operations, including signage repairs, landscape monitoring, janitorial services, dog park maintenance, irrigation matters, and lake conditions. Discussion ensued regarding irrigation restrictions imposed by local governmental entities and monitoring of landscape conditions within the community. Mr. Bailey also reported that materials for parking-related signage had been received, and installation activities were anticipated to begin that week

**D. District Manager’s Report**

Ms. Adams stated that the citizens in the District have been notified that residents will soon see the no parking and parking signs installed commensurate with the parking rules.

Ms. Adams updated the Board regarding an encroachment matter at 608 Trotters Drive involving installation of a fence on District property. She reported that prior correspondence had been issued by both District Management and District Counsel requesting removal. Following

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reinspection, the encroachment remained in place. District Counsel indicated that a final demand letter would be issued prior to the District pursuing additional enforcement remedies.

**i. Approval of Check Register**

Ms. Adams presented the check register February 28, 2026, through April 6, 2026 to the Board totaling \$259,295.93.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, 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.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requisitions**

Ms. Adams stated she doesn't have any updates for property conveyance, permit transfers, or any requisitions to present to the Board today.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

**NINTH 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.

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Signed by:  
*Tricia Adams*  
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Secretary / Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman / Vice Chairman