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, **May 12, 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 *by Zoom*	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mark Watts *by Zoom*	District Counsel
Kelsey Hansen-Walter *by Zoom*	District Counsel
Rick Welch *by Zoom*	District Engineer

The following is a summary of the discussions and actions taken at the May 12, 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 Board members were present in person constituting a quorum. Mr. Will Morgan joined the meeting via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. Residents of Timberland Drive expressed concerns regarding speeding within the community and requested updates regarding additional traffic signage and previously approved roadway improvements. Residents also reported a potential pedestrian safety concern near the intersection of Craftsman Avenue and Timberland Drive and requested that staff investigate the condition.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 14, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 14, 2026, Board of Supervisors meeting. There were no corrections from Board members.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the April 14, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Towing Enforcement Agreement with Ranches at Lake McLeod Community Association**

Ms. Adams reported that the Board previously adopted the CDD parking rules in November and that implementation is underway. The Board had also previously approved a towing services agreement with Bolton's. Required towing signage had been installed at community entrances; supplemental parking enforcement signage approved by the Board remained in progress. The District Manager further reported that, once installation of the signage is complete, the District will be positioned to enter into an enforcement agreement with the Homeowners Association, allowing HOA's security personnel to patrol the community, issue parking warnings on behalf of the District, and contact Bolton's for towing services when necessary. Staff noted a scrivener's correction was needed to revise a county reference from Lake County to Polk County. The Homeowners Association reviewed the agreement and had no comments.

Mr. Watts provided a general overview of the proposed enforcement agreement, explaining that it would delegate authority to the Homeowners Association to partner with the District in enforcement of the adopted towing rules. He stated that the agreement sets forth the HOA's responsibilities in providing those services, clarifies that the HOA would operate independently of the District in a contractor-like capacity, and includes customary insurance and related contractual provisions. Counsel further recommended approval of the agreement subject to revision of the reference from Lake County to Polk County.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Towing Enforcement Agreement with Ranches at Lake McLeod Community Association, was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Watts stated at the Board's request a draft letter to the County regarding the Bomber Road intersection had been prepared. Counsel stated that the final draft was under review and would be forwarded to the District Manager upon completion so it could be finalized and transmitted to the County, requesting review of safety concerns at the Bomber Road intersection.

B. Engineer

Mr. Welch stated that there were no new updates to report at that time, but the engineer was aware of both the parking plan and the concerns regarding speed limit signs and was prepared to answer any questions from the Board on those matters.

The Board discussed resident concerns regarding speeding, speed limit signage, and traffic enforcement. Staff reviewed the status of previously approved signage and roadway improvements. The District Engineer reported that the straight-through arrow previously approved at Bomber Road had not yet been installed and would coordinate with staff and contractors regarding completion. Staff was also directed to contact the Polk County Sheriff's Office regarding traffic enforcement assistance.

C. Field Manager's Report

Mr. Bailey reported that a stop sign on Bomber Road had been found missing the prior week and was replaced immediately upon discovery. The missing sign was identified as the stop sign for traffic approaching Bomber Road from the south, and staff indicated that additional sign replacements would be completed as needed. He further reported that landscape maintenance was progressing, irrigation issues continued to be monitored, janitorial services were maintaining dog stations and trash receptacles, and lake maintenance remained ongoing despite reduced water levels and related algae concerns. He also advised that installation of parking signage remained in progress, with minor adjustments underway and anticipated completion by the end of the week. With respect to the concern raised during public comment regarding an ADA ramp in the north section, the Board clarified that the ramp itself appeared to be acceptable, but that a small depression in the asphalt approaching the ramp required repair, and follow-up coordination regarding that item would occur.

The Board discussed ongoing irrigation management issues, watering schedules, and coordination with landscape contractors. Staff reported on efforts to identify applicable watering schedules for District tracts and to improve operational tracking. The Board directed staff to continue developing mapping resources to assist with irrigation management. The District Engineer also provided an update regarding the pending bore permit associated with irrigation system improvements.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register April 7, 2026, through May 5, 2026 to the Board totaling $58,652.02.

Staff responded to a Board question regarding automatic draft payments appearing on the check register and confirmed that the transaction related to utility services.

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

iii. Presentation of Number of Registered Voters: 522

Ms. Adams reported that there are 522 registered voters residing within the District boundaries. The District Manager further stated that this information is required to be reported annually for compliance with Florida law. No Board action was required, and the item was presented for informational purposes only.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

a) Ratification of Requisition #12

Ms. Adams presented Requisition No. 12 for $2,100, payable to Trace Air, and she noted that the requisition had already been executed by the Chair and the District Engineer and processed subject to Board ratification.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Requisition #12, was ratified.

SIXTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisors' Requests**

Ms. Adams asked if there were any Supervisor's requests. 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