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, **June 9, 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
Kelsey Hansen-Walter *by Zoom*	District Counsel
Mark Watts *by Zoom*	District Counsel
Rick Welch *by Zoom*	District Engineer
Allen Bailey	Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the June 9, 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 Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period and explained the procedures for public comment, including participation by any members of the public attending remotely.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 12, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 12, 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 May 12, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. Adams reviewed the Fiscal Year 2025 audit report. She explained that Florida Special Districts, including Community Development Districts, must undergo an annual independent audit, and said the District's financial records were compliant with Rules of the Auditor General for the State of Florida and applicable Florida statutes. She noted there were no findings, recommendations, or conditions constituting a financial emergency, describing it as a clean audit, and said the typical Board action would be to accept the annual independent audit.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Acceptance of Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Request from Association to Install Banners on TECO Streetlight Poles**

Ms. Adams reported that the HOA requested permission to install patriotic banners on streetlights, but the streetlight poles are owned by TECO, not the District. Because the District only leases the poles and the agreement prohibits attaching items without the owner's permission, she recommended authorizing the District manager to seek TECO's approval on behalf of the HOA. She noted there were no apparent concerns with the banner concept, but permission from the utility company was required before moving forward.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Authorizing Staff to Seek Permission for Banner Installation from TECO, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Request to Host Community 4th of July Event – ADDED**

Ms. Adams reported that the Social Committee, acting on behalf of the Association, requested approval for a Fourth of July 5K running and walking event within the community. The request included use of a portion of District property and temporary closure of part of the right-of-way during the event. She noted that the committee provided a map and traffic-control information showing how walkers and runners would be directed along the course. Any approval would be subject to a legal agreement including insurance requirements and indemnification for the District, with District Counsel or the CDD preparing the agreement for execution by the Association prior to the event.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Request to Host Community 4th of July Event – ADDED, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

District Counsel reported on the status of the fence litigation and recent magistrate hearing. Counsel advised the Board regarding the anticipated timeline for reinstallation of the fence, receipt of the magistrate's written order, and ongoing review of the encroachment matter. Staff will continue coordinating with counsel and provide updated photographs and status reports as work progresses.

B. Engineer

Mr. Welch stated that he had received a request to parking conditions in front of 1429 Deepwater Circle, located at the northwest corner of East Ranch. He noted that concerns had been raised regarding parking being allowed on a corner and the potential impact on line-of-sight visibility. He stated that he would review the matter and report back at the next meeting.

C. Field Manager's Report

i. Consideration of GMS Proposal to Install Speed Limit Signs

Mr. Bailey reported on routine landscape maintenance, lake management, irrigation restrictions, and maintenance of common area facilities. He noted staff continues monitoring newly installed landscaping and lake conditions due to seasonal drought conditions. The Board also discussed maintenance responsibilities for certain HOA-owned property adjacent to District facilities.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the GMS Proposal to Install Speed Limit Signs, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams reported that the parking enforcement agreement with the HOA had been fully executed and that enforcement had commenced. Staff continues coordinating with the HOA regarding implementation of the District's parking rules.

She presented the check register for May 6 through June 2, 2026, in the amount of $68,309.25, and requested a motion to approve it as presented. The check register was approved unanimously.

> 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 reported that the balance sheet and income statement were included for the Board's review and were provided for informational purposes only, with no Board action required. The Board was advised that the combined balance sheet showed the general fund in the first column, with the unassigned balance representing the amount available to operate the District until additional revenues are received. She noted that the capital projects fund, shown in the third column, represented construction funds, including a relatively small portion of Series 2025 funds allocated for Trace Air proposals, along with a small amount of interest earned.

iii. Reminder of Form 1 Filing Requirement Deadline

Ms. Adams reminded the Board of Form 1 Filing requirement deadline is July 1st.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams reviewed the status of outstanding deed conveyances, permit transfers, and construction funds. The engineer reported that permit transfers remain pending while modifications with the developer continue.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

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

Resident (John Brulette) asked whether the CDD would help pay for Ramco parking enforcement services being handled through the HOA. He compared the issue to a prior discussion about the HOA paying for a separate water meter to keep water expenses separate and asked, if those costs must remain separate, whether the CDD would contribute to the parking enforcement expense and, if not, why.

Ms. Adams responded that the prior irrigation-meter discussion was mainly about who would pay to install the meter, and that the developer ultimately funded the installation. She clarified that irrigation meters are separated between HOA areas and CDD areas because CDD funds are limited by Florida statutes and may only be used for services on public property financed with bond funds. She explained that, although residents ultimately fund both HOA and CDD expenses, the legal distinction must be maintained. Regarding Ramco parking enforcement, She stated that there was no current plan for any exchange of funds; if the CDD were charged a fee, it would come from the CDD budget, meaning residents would pay through the CDD just as they would through HOA fees.

Resident (Ms. Hazelman) asked for updates on two items: the straight-arrow access across the north side to Bomber Road and the clubhouse, and the timeline for work related to the ADA sidewalk and pavement transition, including when that work might begin or be completed.

Mr. Welch responded that there was no timeline available yet for the straight-arrow item and indicated he would follow up with the vendor. Regarding the ADA sidewalk/pavement transition, the discussion clarified that the issue involved the northeast side of the North Ranches intersection, where asphalt near the curb and ADA ramp had sunk. The ADA ramp condition and asphalt transition were identified as concerns, and the items were still being reviewed and contracted.

TENTH 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 at 10:23 a.m.

Signed by:
Tricia Adams
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Secretary / Assistant Secretary

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Adam Morgan
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Chairman / Vice Chairman