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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, **August 11, 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 *by Zoom*	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 August 11, 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 in physical attendance and a quorum was established. Supervisor Dudley attended via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. No public comments were received.

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

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

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

FOURTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates**

Ms. Adams stated that the Board was considering the Fiscal Year 2026 audit engagement letter with Grau and Associates. She explained that Florida community development districts must undergo an annual independent audit of their financial records, and Grau and Associates would audit the District's FY 2026 records for the period ending September 30, 2026. She stated that the audit must be filed with the State of Florida by June 30, 2027, the audit fee is $6,000.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Watts reported that the fence issue had been finalized, specifically the city's special magistrate order requiring replacement of the fence in the buffer area. He noted that the city had been made aware that the replacement was confirmed. They also expected the city to follow up regarding fines, and said staff would follow up based on the prior discussion about the District's immunity from being fined by another governmental entity. She noted that correspondence had been received and responded to from a neighborhood property owner.

Ms. Adams stated that an encroachment issue at 608 Trotters Drive had previously been resolved but had reappeared. She stated that, unless the Board objected, staff would work with District counsel regarding entering the area and removing the encroachment. There was no objection from the Board.

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B. Engineer

i. Presentation of On-Street Parking Memo

Mr. Welch stated that two engineering items were still underway: a review of landscaping related to traffic sight on Craftsman and Wilder Way and a second review of ADA crossings. In response to a question about crosswalks, he stated the major crossings along boulevards or higher-speed areas had been striped, while side-street crossings were associated with stop conditions for vehicles. He noted that a new email had been received and would be reviewed further.

A Board member added that the follow-up request concerned a specific area that the engineer would investigate after returning to the office. He also summarized prior findings about parking conditions on Deepwater Circle, explaining that a citizen had raised concerns about a possible line-of-sight issue near a designated parking zone. The District engineer had investigated, provided schematics to the citizen, and the matter was considered resolved.

C. Field Manager's Report

i. Consideration of Proposal for Freeze Damaged Plant Replacements with Frank Polly Sod

Mr. Bailey presented the field manager's report, noting that a damaged fence section in the south phase had been repaired by the landscaper, new landscaping had been installed around the well, and landscaping maintenance was ongoing. He reported that some palm trees were yellowing and staff hoped to know the plan by the next meeting. Trash, dog stations, and lakes continued to be maintained, with no major vegetation growth observed. He noted that the trapezoid pond remained slow to gain water.

He presented a landscape replacement proposal, stating that the landscape service provider had determined certain plantings had been lost and should be replaced, along with additional pine bark. The proposal total was stated as approximately $8,010, to be paid from the landscape replacement budget, which had sufficient available funds.

The Board also discussed additional stump grinding and bank work. Mr. Will Morgan advised more stump grinding was planned, and as water levels allow, submerged or partially submerged stumps past the normal high-water level would be removed. He also stated staff were working to secure the city's participation in permitting or approving boring/crossing work related

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to irrigation infrastructure. The county reportedly wanted the boring permit to be in the city's name, and staff planned to continue coordinating.

There was also discussion of the CUP/conservation program. Mr. Bonin stated Tim Talbot was the consultant and that the final draft of the annual conservation program was being revised for submission as part of the CUP. He emphasized the need to avoid overcommitting the District to long-term reporting or requirements without understanding them. A Board member agreed that any long-term commitments should be reviewed carefully before the District agreed to them. Mr. Morgan noted that the current plan included a small upfront cost for a weather-based irrigation control, while Mr. Bonin stated the District was looking to increase water usage and may need a rain monitoring system, which Lennar would pay for.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Proposal for Freeze Damaged Plant Replacements with Frank Polly Sod, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register on page 30 for July 8 through August 3, 2026, in the amount of $61,578.53, and requested a motion to approve it as presented.

> 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 stated that the Board's combined balance sheet was included in the agenda packet.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams stated that there were no further updates regarding property conveyance, permit transfers, or construction funds and requisitions.

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SIXTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisor's Requests**

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

EIGHTH 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 at 10:23 a.m.

Signed by:
Tricia Adams
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Secretary / Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman / Vice Chairman