Docusign Envelope ID: F6F76914-ED66-813F-81FC-7DBDBE94F05A

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, **September 8, 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 *by Zoom*	Assistant Secretary
Will Morgan *by Zoom*	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 September 8, 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 10:04 a.m. Adam Morgan, Rob Bonin, and Michelle Dudley were present in person, constituting a quorum. Kayla Word and Will Morgan participated via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

Docusign Envelope ID: F6F76914-ED66-813F-81FC-7DBDBE94F05A

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 11, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the August 11, 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 August 11, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion of November 10, 2026 Meeting Location**

Ms. Adams stated that, because the Lake Alfred Public Library was unavailable due to a city activity, the November 10, 2026 meeting would be relocated to the Holiday Inn at 200 Cypress Gardens Boulevard in Winter Haven.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the November 10, 2026 Meeting Location, was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Counsel discussed enforcement options concerning the fence encroachment at 608 Trotter, including preparation of a complaint seeking injunctive relief and a potential trespass claim if supported by the facts. Mr. Watts reported that the prior demand letter had received no response and recommended sending the owner a draft complaint before further action. Ms. Hansen-Walter reported that counsel had reviewed the Cairns' vehicle-damage claim involving Bolton Towing and advised that the claim did not establish liability on the part of the District. Counsel would prepare a response.

Mr. Watts provided updates on restoration following pool construction at 1273 Deepwater, a public records request concerning the fence at 696 Trotter, and parking concerns near 1437 Deepwater. Ms. Adams explained that the parking concern involved vehicles across from a driveway restricting backing movements and the District Engineer recommended using caution when backing from a driveway into the roadway. Staff also discussed a requested school bus stop location outside District property and potential coordination with the appropriate entities.

Docusign Envelope ID: F6F76914-ED66-813F-81FC-7DBDBE94F05A

B. Engineer

Mr. Welch stated that staff was monitoring parking concerns, reviewing landscaping in the southern median and ADA crossing striping. He also reported that he had submitted the transfer of responsibility for the north stormwater ponds to the Water Management District.

C. Field Manager's Report

Mr. Bailey reported that damaged fences and leaning signs had been repaired. Staff discussed potential sight distance obstructions caused by supplemental evergreen plantings near the Craftsman and Wilder Way intersection. Mr. Welch was reviewing photographs and landscape plans to determine whether relocation or replacement was appropriate, particularly on the south side. Mr. Bailey also reported satisfactory routine maintenance services and noted that the triangular pond remained lower than the other ponds.

i. Consideration of Fiscal Year 2027 Aquatic Maintenance Renewal/Increase with Aquatic Weed Management

Mr. Bailey presented the aquatics vendor's first requested increase from $13,500 to $14,400. Ms. Adams explained that approval would require an addendum or revised agreement.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 Aquatic Maintenance Renewal/Increase with Aquatic Weed Management, was approved.

Mr. Rob Bonin stated that the District is working to bore beneath Bomber Road and install a pipe that would connect the north side irrigation system to the well, eliminating its reliance on city water. Polk County would not permit Lennar or the CDD to own and maintain the crossing but may approve the City of Eagle Lake as the applicant or co-applicant. An internal meter would separate CDD and HOA water usage. The project remains pending, including approval of an increased well water allocation, and is a priority.

D. District Manager's Report

i. Approval of Check Register

Docusign Envelope ID: F6F76914-ED66-813F-81FC-7DBDBE94F05A

Ms. Adams stated that the check register for August 4 through September 1, 2026, was included on page 19 of the agenda packet and totaled $56,788.23.

> 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 financial statements through July 31, 2026. No financial matters requiring Board action were identified.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams asked whether the Board wanted any further discussion regarding property conveyance, permit transfers, or construction funds.

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.

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.

Signed by: Tricia Adams 3F3E5FA5C67E43B...

Secretary / Assistant Secretary

DocuSigned by: Adam Morgan D8F17F6DF603436...

Chairman / Vice Chairman