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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, **October 13, 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 *by Zoom*	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, GMS
Mark Watts *by Zoom*	District Counsel
Kelsey Hansen-Walter *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 October 13, 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 10:03 a.m. Three Board members were present in person constituting a quorum. One Board members attended via Zoom and Mr. Adam Morgan joined the meeting via Zoom during the public comment period.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period.

Ms. Lawton asked how the parking rules and map adopted under Resolution 2026-03 had been developed, what safety information and public input informed them, and whether the Board

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would respond by November. She asked that her statement and the responses be included in the record.

Ms. Adams recorded that Chairman Adam Morgan had joined via Zoom and would participate in all subsequent Board actions.

Ms. Haselman requested a November review of the parking rules and map with resident, legal, and engineering input, citing concerns about traffic safety, driveway access, and accessibility.

Mr. Iverson stated that he was attending because his property was listed on the agenda and that he was available to answer questions during the discussion.

Ms. Adams stated that no additional public comments were provided, closed the public comment period, and noted that the District attorney and engineer would address parking-policy questions during staff reports.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 8, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the September 8, 2026, Board of Supervisors meeting. There were no corrections from Board members.

On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the Minutes of the September 8, 2026 Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS **Discussion of Property Damage Adjacent to 1273 Deepwater Circle**

Staff reported that District property adjacent to 1273 Deepwater Circle had not been fully restored following pool construction. Mr. Iverson described his restoration efforts, reported that the initial notice was misaddressed, and identified other activity he believed contributed to the damage. After reviewing the September 30 photographs, the Board discussed restoring the turf, sidewalk, and curb and providing written restoration instructions and a deadline.

> On MOTION by Ms. Dudley, seconded by Ms. Word, with all in favor, Authorizing District Counsel to coordinate with staff on restoring the CDD property near 1273 Deepwater Circle., was approved.

FIFTH ORDER OF BUSINESS **Presentation of Scope and Map for Landscape RFP**

Staff presented the proposed landscape and irrigation scope and service map. The Board directed staff to address areas still under warranty, monthly irrigation water-use reporting, and disease control, and to return the revised documents for consideration. The anticipated schedule called for a December solicitation, January proposals, and February Board consideration. No formal action was taken.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Watts stated that a fence at 608 Trotters had been built across District property, blocking access to the north irrigation controller, and that its gate was now locked. He recommended sending a final warning letter and draft complaint, allowing three days to remove the lock and arrange fence removal. Otherwise, counsel would seek temporary and permanent injunctive relief through the court.

Ms. Adams requested a motion authorizing District Counsel to take the necessary steps to pursue injunctive relief regarding the fence at 608 Trotters.

Mr. Watts reported that the City of Eagle Lake had accepted the fence installation at 696 Trotters Drive. Counsel had requested a waiver of the fine and planned to attend the October 22 hearing.

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He also explained that the Board could review the parking rules at its November meeting, but any changes would require formal rulemaking, engineering recommendations, publication of a draft, a public hearing, and formal adoption.

The Board agreed to place the existing parking rules and map on the November agenda for discussion, together with resident feedback and engineering input. Counsel explained the process for considering amendments. The Board adopted no amendments at this meeting.

> On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, Authorizing District Counsel to take the necessary steps to pursue injunctive relief regarding the fence at 608 Trotters, was approved.

B. Engineer

i. Review of Map Showing Pavement Markings and Additional Stop Signs

Mr. Welch stated that the stop sign and crosswalk project was largely implemented, with remaining items to be documented on a punch list. Major crossings received four-way stops and marked crosswalks, while minor intersections received stop signs and unmarked crossing access; no designated crossing was left without a stop sign.

The Water Management District's question concerning transfer of the northern portion for operation and maintenance had been resolved.

Evergreen tree installation near the amenity center was complete or expected within several working days.

Engineering staff remained available to support the parking study with evaluations.

He also reported that the stormwater ponds, including the triangular pond near the amenity center, remained low and required development-side decisions.

C. Field Manager's Report

i. Consideration of GMS Proposal to Add Stop Signs on Craftsman Road

Mr. Bailey reported that the requested installation in the northern area had been completed and documented for the public record. Damaged signs throughout the District had been restored, and newly installed landscaping, particularly in the eastern section, was being monitored with the landscaper to ensure successful establishment. The current landscaping contractor was performing

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well and keeping pace with the additional workload. Janitorial services for trash receptacles and water stations were also satisfactory. Lake maintenance staff continued monitoring the ponds to prevent significant algae blooms, although water levels remained low.

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet and Income Statement

Ms. Adams stated that the check register for September 2 through October 5, 2026, was included on page 42 of the agenda packet and totaled $71,433.45.

> On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the Check Register, was approved.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams stated there was no further project development updates.

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.

NINTH ORDER OF BUSINESS **Adjournment**

Ms. Adams asked for a motion to adjourn the meeting.

> On MOTION by Ms. Dudley, seconded by Ms. Word, with all in favor, the meeting was adjourned.

Signed by: Tricia Adams 3F3E5FA5C67E43B...
Secretary / Assistant Secretary

DocuSigned by: Adam Morgan D8F17E6DE603436...
Chairman / Vice Chairman