

**MINUTES OF MEETING
MARION RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Marion Ranch Community Development District was held on Tuesday, April 16, 2024, at 3:00 P.M. at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471.

Present and constituting a quorum:

Chris Armstrong	Chairperson
Andrea Agha	Vice Chairperson
Ron Wiese	Assistant Secretary
David Garcia	Assistant Secretary
Alec Morris	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 3:20 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Meeting

The meeting was duly noticed.

THIRD ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Marion Ranch Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests

As a notary public Mr. Ward administered the Oath of Office to the newly elected Members of the Board. He provided the Board Members with the Guide to the Sunshine Amendment and the Code of Ethics. He discussed filing Form 1 on the State Ethics website. He noted he reviewed the Sunshine Amendment and the Code of Ethics at the Organizational Meeting. He asked if there were any questions; there were none.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-24

Consideration of Resolution 2024-24, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the Marion Ranch Community Development District following the Landowners' Election

Mr. Ward stated Resolution 2024-24 re-designated the officers of the Board. He noted Chris Armstrong was the Chairperson, Andrea Agha was Vice Chair, while the remaining Board Members were Assistant Secretaries and he served as Secretary and Treasurer. He asked if the Board wished to add Mr. Alec Morris as an Assistant Secretary.

The Board chose to add Mr. Morris as Assistant Secretary.

On MOTION made by Ron Wiese, seconded by David Garcia, and with all in favor, Resolution 2024-24 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-25

Consideration of Resolution 2024-25, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), Florida Statutes

Mr. Ward stated Resolution 2024-25 canvassed and certified the results of the landowners' election. He read the ballot results: Andrea Agha received 230 votes; Alec Morris received 237 votes; Ron Wiese received 230 votes; David Garcia received 229 votes; and Chris Armstrong received 237 votes. He noted Andrea Agha would be in Seat 1; Alec Morris would be in Seat 2; Ron Wiese would be in Seat 3; David Garcia would be in Seat 4; and Chris Armstrong would be in Seat 5. He indicated Mr. Morris and Mr. Armstrong would serve a four year term, the remaining board members would serve two year terms.

On MOTION made by Ron Wiese, seconded by Alec Morris, and with all in favor, Resolution 2024-25 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-26

Consideration of Resolution 2024-26, a Resolution of the Board of Supervisors extending the Terms of Office of all current Supervisors to coincide with the General Election pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date.

Mr. Ward indicated Resolution 2024-26 extended the terms of office of all supervisors to coincide with general election dates. He stated Andrea Agha would be in Seat 1; Alec Morris would be in Seat 2; Ron Wiese would be in Seat 3; David Garcia would be in Seat 4; and Chris Armstrong would be in Seat 5. He noted the terms for Seats 1, 3, and 4 would extend until 2026; and the terms for Seats 2 and 5 would extend to the general election in 2028. He indicated Mr. Morris and Mr. Armstrong would serve a four year term, the remaining board members would serve two year terms.

On MOTION made by Andrea Agha, seconded by Chris Armstrong, and with all in favor, Resolution 2024-26 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes

Consideration of Minutes: February 20, 2024 - Organizational Meeting Minutes

Mr. Ward asked if there were any additions or corrections to the Minutes; hearing none, he called for a motion.

On MOTION made by David Garcia, seconded by Ron Wiese, and with all in favor, the February 20, 2024 Organizational Meeting Minutes were approved.

EIGHTH ORDER OF BUSINESS

Ranking of Engineering Proposals

Ranking of engineering proposal(s) to serve as District Engineer and consideration and approval of a Master Engineering Services Agreement

- a) Ranking of engineering proposal
- b) Consideration and approval of the form of Master Engineering Services Agreement between the Marion Ranch Community Development District and Tillman and Associates, for Engineering Services

Mr. Ward stated this was a process started at the Organizational Meeting for which the District accepted proposals from engineering firms qualified for Community Development District work. He noted the proposals were required to be ranked. He indicated the CDD only received one proposal from Tillman and Associates. He explained once the proposals were ranked, then a Master Services Agreement would be established with the number 1 ranked firm; if the Board chose not to rank the proposals, he would begin the process again of requesting proposals.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Tillman and Associates was ranked number one.

He stated also attached to this Item was the Master Engineering Services Agreement. He discussed the Master Engineering Services Agreement. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Chris Armstrong, seconded by Alec Morris, and with all in favor, Master Engineering Services Agreement between the Marion Ranch Community Development District and Tillman and Associates, for Engineering Services was approved in form.

NINTH ORDER OF BUSINESS

Public Hearings

a. FISCAL YEAR 2024

- i. Public Comment and Testimony**
- ii. Board Comment and Consideration**
- iii. Consideration of Resolution 2024-27, the Board of Supervisors adopting the annual appropriation and budget for Fiscal Year 2024**

Mr. Ward stated at the Organizational Meeting the Budget for Fiscal Year 2024 was approved. This was the public hearing for the adoption of the budget. He stated the budget was unchanged since its presentation to the Board at the Organizational Meeting. He stated the budget covered the period from the date of establishment of the District through September 30, 2024. He indicated the budget came with an agreement with the developer to pay an amount not to exceed the amount in the budget. He called for a motion to open the public hearing.

On MOTION made by Alec Morris, seconded by Ron Wiese, and with all in favor, the public hearing was opened.

Mr. Ward asked if there were any members of the public on audio or video with any questions or comments; there were none. He noted there were no audience members present in person. He called for a motion to close the public hearing.

On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, the public hearing was closed.

Mr. Ward called for a motion to adopt Resolution 2024-27.

On MOTION made by Chris Armstrong, seconded by Andrea Agha, and with all in favor, Resolution 2024-27 was adopted, and the Chair was authorized to sign.

b. CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – ENTIRE DISTRICT

- i. Public Comment and Testimony**
- ii. Board Comment and Consideration**
- iii. Consideration of Resolution 2024-28, a Resolution of the Board of Supervisors making certain findings; authorizing a capital improvement plan; adopting an engineer's report; providing an**

estimated cost of improvements; adopting an assessment report; equalizing, approving, confirming and levying debt assessments; addressing the finalization of special assessments; addressing the payment of debt assessments and the method of collection; providing for the allocation of debt assessments and true-up payments; addressing government property, and transfers of property to units of local, state, and federal government; authorizing an assessment notice; and providing for severability, conflicts and an effective date

Mr. Ward stated this public hearing was related to the debt assessments for the entire Community Development District. He stated at the previous meeting a resolution was adopted authorizing this public hearing and set the maximum par debt for the bonds. He indicated attached to the Resolution was both the Master Engineer's Report and the Estimated Financing. He called for a motion to open the public hearing.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, the public hearing was opened.

Mr. Ward asked if there were any members of the public on audio or video with any questions or comments; there were none. He noted there were no audience members present in person.

Mr. Urbancic noted this version did not include some of his updates. He asked this to be adopted in substantial form with updates from his end as cleanup items.

Mr. Ward indicated this could be done. He called for a motion to close the public hearing.

On MOTION made by Ron Wiese, seconded by Alec Morris, and with all in favor, the public hearing was closed.

Mr. Ward called for a motion to adopt Resolution 2024-28.

On MOTION made by Andrea Agha, seconded by Ron Wiese, and with all in favor, Resolution 2024-28 was adopted in substantial form providing authority to the District Attorney and District Manager to make additional cleanup changes or non-substantial changes, and the Chair was authorized to sign.

- c. CONFIRMING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES**
 - i. Public Comment and Testimony**
 - ii. Board Comment and Consideration**
 - iii. Consideration of Resolution 2024-29, a Resolution of the Board of Supervisors confirming the District's intent to utilize the Uniform Method of levying, collecting, and enforcing non-ad valorem assessments which may be levied by the Marion Ranch Community Development District**

Mr. Ward stated Resolution 2024-29 was for the Uniform Method of levying, collection and enforcing non-ad-valorem assessments. He noted this was required by statute. He stated if this

Resolution were adopted it would authorize Staff (himself and Mr. Urbancic) to notify the State and Marion County Property Appraiser and Tax Collector that the District has adopted the Resolution to use the Marion County tax rolls to collect assessments. He noted it would not go into effect until November 2025. He called for a motion to open the public hearing.

On MOTION made by Alec Morris, seconded by Chris Armstrong, and with all in favor, the public hearing was opened.

Mr. Ward asked if there were any members of the public on audio or video with any questions or comments; there were none. He noted there were no audience members present in person. He called for a motion to close the public hearing.

On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, the public hearing was closed.

Mr. Ward called for a motion to adopt Resolution 2024-29.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Resolution 2024-29 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-30

Consideration of Resolution 2024-30, a Resolution of the Board of Supervisors approving the Fiscal Year 2025 Proposed Budget for and setting a Public Hearing for Tuesday, July 16, 2024, at 3:00 p.m., at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471

Mr. Ward indicated Resolution 2024-30 was for the Fiscal Year 2025 budget (October 1, 2024 through September 30, 2025). He explained in order to contemplate putting assessments on the tax rolls next year, he enclosed an assessment rate for operations. He explained this set up a mailed notice process which would go out to all property owners this year. He indicated the assessment for all 1,218 units would be \$102.89 dollars per unit. He noted approval of Resolution 2024-30 did not bind the Board to bill assessments for 2025, it simply set up the process to do so if the Board wished. He asked if there were any questions.

Mr. Wiese asked if mailed notice would go out annually.

Mr. Ward responded in the negative; mailed notice only went out once. He explained the budget would establish a cap rate and if the budget were to go above the cap rate, then mailed notice would need to be sent out again. He explained if the budget remained under the cap rate, mailed notice would not be required.

Mr. Wiese asked if a homesite transferred ownership from Lennar to a homeowner would the mailed notice need to be included in the transfer of ownership, so the new homeowner was made aware.

Mr. Ward: Whoever the property owner is who sells to an end user, specifically developers but basically including even a single property owner, there is a requirement under statute that you disclose the assessment rates for each property owner. Operating and maintenance, you can disclose those as approximate amounts. The debt assessments you have to disclose what they will be not to exceed – that kind of thing. You can always be on the high side for purposes of your developer disclosures, but you can't go under, especially for the debt assessments.

On MOTION made by Ron Wiese, seconded by David Garcia, and with all in favor, Resolution 2024-30 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

a) New performance recording requirements for CDDs

Mr. Urbancic discussed the new performance recording requirements for CDDs noting the Governor had not signed the Legislation yet, but he believed this would be done. He noted CDDs were now required to establish goals, objectives, and performance measures for any services provided, and then post a report regarding how the CDD did regarding these performance measures on the CDD website. He noted this was basically more red tape.

Mr. Urbancic: We have the validation scheduled. It is May 16 at 1:00 p.m. We are working with the State Attorney. We should have a joint stipulation filed with them which will hopefully significantly shorten the process. We will have that filed, but we would still like to have a developer representative, and Jim if you could be on the Zoom as well, and the engineer, just in case some additional testimony is needed. Hopefully all goes well. I did circulate the Zoom link. I can send it again shortly before the hearing.

Mr. Armstrong: Greg, after the validation date when will we be able to actually apply for the bonds?

Mr. Urbancic: We will be able to issue bonds after that, but there's a 30 day appeal period. We could start working on all the bonding aspects during those 30 days, it's just that we couldn't close the bonds until after that. Realistically you're looking at, at least 30 days, from when we get the final judgment. Sometimes the final judgment will take a day or two or so once we get it. So, thirty days out from that is our first opportunity to "issue bonds" but again the team can start working on things in that interim period.

Mr. Ward: There's a lot of work to get to June 20. It's probably a few months' worth of work, so to the extent that if we want to do that, we kind of need to move at this point.

Ms. Andrea Agha: Does that mean the transfer of the infrastructure into the CDD – when can that happen?

Mr. Ward: It can happen at any time. We can do it before the funding date or on the funding date or after. If it is before the funding date, basically we do a note obligation between the developer and the District. After that it just happens.

Mr. Smith: Just make sure that if you transfer any of the infrastructure that it passes through the CDD ownership on its way to the County.

Mr. Ward: Infrastructure that we are going to transfer to the County needs to be transferred to the CDD first.

II. District Engineer

No report.

III. District Manager

a) Florida Law Changes to Form 1 Filings

b) Board Meeting Dates for Balance of Fiscal Year 2024

i. Public Hearings:

1. Fiscal Year 2025 Budget – July 16, 2024, 3:30 P.M.

c) Financial Statement for period ending March 31, 2024 (unaudited)

Mr. Ward encouraged the Board to complete the ethics training. He noted he would resend the links for free training.

Discussion ensued regarding the ethics training.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

THIRTEENTH ORDER OF BUSINESS

Public Comments

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments; there were none.

FOURTEENTH ORDER OF BUSINESS


Adjournment

Mr. Ward adjourned the meeting at approximately 3:48 p.m.

On MOTION made by Chris Armstrong, seconded by David Garcia, and with all in favor, the meeting was adjourned.

Marion Ranch Community Development District


James P. Ward, Secretary


Andrea Agha, Vice-Chairperson