

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

The Board of Supervisors of the Pioneer Ranch Community Development District held a Special Meeting on February 6, 2026 as soon after 10:00 a.m., as the matter could be heard, at 606 SW 3rd Avenue, Ocala, Florida 34471.

**Present:**

Chris Armstrong	Chair
Andrea Agha (via telephone)	Vice Chair
Ron Wiese	Assistant Secretary
Alec Morris	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Ayla Hart	BRG Consulting LLC
Maria Mijares	Vesta
Heather Beladi	Vesta
Krista Turley	Vesta
Russ Smith	Armstong Homes
Gary Breton	Resident
Lady Reina	Resident
Robert Stewart	Resident
Josue Banajas	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:02 a.m. Supervisors Armstrong, Norris and Wiese were present. Supervisor Agha attended via telephone. Supervisor Garcia was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Ms. Cerbone discussed the protocol for Public Comments.

Resident Gary Breton asked what the HOA and CDD are and what they do, along with an explanation of Vesta's role in the CDD. There is concern about some of the Rules, such as the Parking Rules; he agrees with them but asked for an explanation.

Ms. Cerbone explained that this is a CDD meeting, not an HOA meeting; therefore, HOA matters will not be discussed unless there is a matter that involves both the CDD and HOA. She, as District Management, does not represent the HOA, nor does District Counsel. Vesta serves as the HOA Management company; anything HOA related should be addressed outside of the CDD meeting.

**THIRD ORDER OF BUSINESS**

**Consideration of District Management Transition Items**

**A. Acceptance of Termination of JPWard and Associates, LLC District Management Services**

**On MOTION by Mr. Wiese and seconded by Mr. Morris, with all in favor, termination of JPWard and Associates, LLC District Management Services, was approved.**

**B. Consideration of Resolution 2026-01, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date**

**I. Consideration of Agreement for Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Cerbone presented Resolution 2026-01 and the Wrathell, Hunt and Associates, LLC Management Services Agreement.

**On MOTION by Mr. Morris and seconded by Mr. Armstrong, with all in favor, Resolution 2026-01, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date, was adopted, and the Wrathell, Hunt and Associates, LLC Agreement for Management Services, was approved.**

**C. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2026-02. Mr. Armstrong nominated the following:

- |                 |                     |
|-----------------|---------------------|
| Chris Armstrong | Chair               |
| Andrea Agha     | Vice Chair          |
| Craig Wrathell  | Secretary           |
| Alec Morris     | Assistant Secretary |
| Ron Wiese       | Assistant Secretary |
| David Garcia    | Assistant Secretary |

Chris Conti	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

**On MOTION by Mr. Morris and seconded by Mr. Armstrong, with all in favor, Resolution 2026-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**D. Consideration of Resolution 2026-03, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2026-03.

**On MOTION by Mr. Armstrong and seconded by Mr. Wiese, with all in favor, Resolution 2026-03, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**E. Consideration of Resolution 2026-04, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2026-04.

**On MOTION by Mr. Wiese and seconded by Mr. Morris, with all in favor, Resolution 2026-04, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**F. Consideration of Resolution 2026-05, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2026-05.

**On MOTION by Mr. Armstrong and seconded by Mr. Morris, with all in favor, Resolution 2026-05, Designating the Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary Administrative Office and establishing a location in Marion County for the Principal Headquarters of the District and Providing an Effective Date, was adopted.**

**G. Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**H. Consideration of Strange Zone, Inc., Quotation #M26-003 for District Website Creation & Development, Maintenance, Hosting & Email, Domain Registration, ADA Monitoring /Audit**

Ms. Cerbone presented Strange Zone, Inc., Quotation #M26-003.

**On MOTION by Mr. Armstrong and seconded by Mr. Morris, with all in favor, Strange Zone, Inc., Quotation #M26-003 for District Website Creation & Development, Maintenance, Hosting & Email, Domain Registration, ADA Monitoring /Audit, was approved.**

**I. Consideration of Resolution 2026-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2026-07. The Fiscal Year Meeting Schedule will be updated to reflect meetings on the second Thursday of the month at 11:00 a.m., starting May 14, 2026, at this location.

**On MOTION by Mr. Morris and seconded by Mr. Armstrong, with all in favor, Resolution 2026-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of District Counsel Transition Items**

**A. Acceptance of Termination of Coleman, Yovanovich & Koester, P.A.**

**On MOTION by Mr. Morris and seconded by Mr. Wiese, with all in favor, termination of Coleman, Yovanovich & Koester, P.A. District Counsel Services, was approved.**

**B. Consideration of Kutak Rock LLP Retention and Fee Agreement**

Ms. Cerbone presented the Kutak Rock LLP Retention and Fee Agreement.

**On MOTION by Mr. Morris and seconded by Mr. Armstrong, with all in favor, the Kutak Rock LLP Retention and Fee Agreement for District Counsel Services, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-08, Setting a Public Hearing to Adopt Rules Relating to Parking and Parking**

**Enforcement; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2026-08 and reviewed the draft version of the Parking and Parking Enforcement Rules.

Mr. Earlywine stated that, as the CDD owns the roads, it is responsible for parking and parking enforcement. He discussed the process and steps in establishing and implementing the Parking and Parking Enforcement Rules.

The Rules will go into effect immediately, on an interim basis.

It was noted that, as part of adopting Resolution 2026-08, approval will also be given to enter into a Towing Agreement with the applicable party and to amend the HOA/CDD Agreement to have the HOA administer the Towing Agreement.

**On MOTION by Mr. Armstrong and seconded by Mr. Morris, with all in favor, Resolution 2026-08, Setting a Public Hearing to Adopt Rules Relating to Parking and Parking Enforcement for May 14, 2026 at 11:00 a.m., at 606 SW 3rd Avenue, Ocala, Florida 34471; and Providing for Severability and an Effective Date, was adopted; and entering into a Towing Agreement with the applicable party and amending the HOA/CDD Agreement to have the HOA administer the Towing Agreement, were approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-09, Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

- A. Rules of Procedure**
- B. Notices [Rule Development and Rulemaking]**

Ms. Cerbone presented Resolution 2026-09.

**On MOTION by Mr. Morris and seconded by Mr. Wiese, with all in favor, Resolution 2026-09, Designate the Date, Time and Place of May 14, 2026 at 11:00 a.m., at 606 SW 3rd Avenue, Ocala, Florida 34471; for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Traffic Enforcement Agreement**

Ms. Cerbone presented the Traffic Enforcement Agreement.

**On MOTION by Mr. Armstrong and seconded by Mr. Morris, with all in favor, the Traffic Enforcement Agreement with the County, in substantial form, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-10, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [November 3, 2026 – Seats 1,3,4]**

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Cerbone presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

**On MOTION by Mr. Morris and seconded by Mr. Wiese, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2025**

**On MOTION by Mr. Wiese and seconded by Mr. Morris, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.**

**ELEVENTH ORDER OF BUSINESS**

**Approval of June 17, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Armstrong and seconded by Mr. Wiese, with all in favor, the June 17, 2025 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Tillman and Associates Engineering, LLC**  
There were no District Counsel or District Engineer reports.
- C. **District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: March 5, 2026 at 2:00 PM**
  - **QUORUM CHECK**

With the new Meeting Schedule, the next meeting will be on May 14, 2026 at 11:00 a.m.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Breton asked if the CDD has a \$7,000,000 deficit and, if so, how it will be paid.

The two components of the annual assessments were explained. There is debt service bond debt, which is one component to the annual assessments; the debt service amount will remain the same from year-to-year. The Operations and Maintenance (O&M) portion of the overall assessment can fluctuate.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Armstrong and seconded by Mr. Morris, with all in favor, the meeting adjourned at 10:41 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair