

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

The Board of Supervisors of The Ranch Community Development District held a Public Hearing and Regular Meeting on August 7, 2025, at 10:00 a.m., at the Norfleet Sales Office, 1739 SW 248th Dr, Newberry, Florida 32669.

Present:

E.D. (Tripp) Norfleet, III	Chair
Christianna Norfleet	Vice Chair
Zeke Norfleet	Assistant Secretary
Michael William Beltz	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Cyndi Dyson (via telephone)	Kilinski Van Wyk PLLC
Chris Potts	District Engineer
LJA Engineering Representative	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 10:02 a.m. The Oath of Office was administered to Michael Beltz prior to the meeting commencing.

Supervisors Beltz, E.D. Norfleet III, Zeke Norfleet, and Christianna Norfleet were present. Supervisor Sykes was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor Michael William Beltz [Seat 5] (the following will be provided under separate cover)

This item was addressed during the First Order of Business. The following items were provided and explained:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-40. Mr. Tripp Norfleet nominated the following:

E.D. Norfleet III	Chair
Christianna Norfleet	Vice Chair
Zeke Norfleet	Assistant Secretary
Dylan Sykes	Assistant Secretary
Michael Beltz	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Ms. Norfleet and seconded by Mr. Zeke Norfleet, with all in favor, Resolution 2025-40, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad

Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2025-41, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by The Ranch Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Zeke Norfleet and seconded by Ms. Norfleet, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Beltz, with all in favor, the Public Hearing was closed.

On MOTION by Mr. E.D. Norfleet III and seconded by Ms. Norfleet, with all in favor, Resolution 2025-41, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by The Ranch Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-42, Amending Resolution 2025-38 to Re-Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-42. Due to newly passed legislation, it is necessary to re-set the Public Hearing date.

On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, Resolution 2025-42, Amending Resolution 2025-38 to Re-Designate Date, Time and Place of Public Hearing to September 22, 2025 at 10:00 a.m., at the Norfleet Sales Office, 1739 SW 248th Dr, Newberry, Florida 32669 and Authorization to Publish Notice of Such Hearing for, for the Purpose of

Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

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

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

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

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. E.D. Norfleet III and seconded by Mr. Zeke Norfleet, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of June 30, 2025

On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all in favor, the Unaudited Financial Statement as of June 30, 2025, accepted.

NINTH ORDER OF BUSINESS

Approval of June 26, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all in favor, the June 26, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Kilinski reported the following:

- The Bond Validation Hearing is scheduled for August 27, 2025. There is no need for Board Members to attend.
- The Commission on Ethics extended the Form 1 filing deadline to September 1, 2025. Fines will be imposed after the extension date.

B. District Engineer: LJA Engineering, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**

- **August 28, 2025 at 10:00 AM**
- **September 25, 2025 at 10:00 AM [Adoption of Amenity Rules]**
- **QUORUM CHECK**

The August 28, 2025 and September 25, 2025 meetings will be canceled.

The next meeting will be on September 22, 2025.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

- **Adjournment**

This item was an addition to the agenda.

This item will be included on all agendas, going forward.

On MOTION by Mr. E.D. Norfleet and seconded by Mr. Zeke Norfleet, with all in favor, the meeting adjourned at 10:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair