

**District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Monday, February 05, 2026

**Time:** 6:00 P.M.

**Location:** Long Lake Ranch Amenity Center,  
19037 Long Lake Ranch Blvd.,  
Lutz, FL 33558

[Zoom Link](#)

**Phone: 1-305-224-1968**

**Meeting ID: 960 9394 0209**

**Passcode: 953501**

## ***AGENDA***

*Per Resolution 2013-35: Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting.*

*For the full agenda packet, please contact: [Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)*

### **I. Call to Order/ Roll Call**

### **II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)***

### **III. Supervisor Comments**

### **IV. Professional Vendor Presentations**

#### **A. Johnson Engineering –**

1. Consideration of French Drain Proposal *(to be distributed)*
2. Consideration of Boundary Proposal Survey - \$550 *(to be distributed)*

**EXHIBIT 1**

**EXHIBIT 2**

#### **B. GHS Environmental Aquatic Maintenance**

1. Aquatic Maintenance Log – 01.28.2023

**EXHIBIT 3**

#### **C. Red Tree Landscape**

1. Landscape Maintenance Report – January 2026
2. Consideration of Proposals for Approval (if any):

**EXHIBIT 4**

##### **❖ Irrigation Proposals:**

**EXHIBIT 5.1**

- a. Irrigation Repairs on 12.01.2025 - \$1,040

- b. Irrigation Repairs on 12.02 & 12.03 - \$891

##### **❖ Tree Removal Proposal - 2 Trees for Flush Cut - \$1,700**

**EXHIBIT 5.2**

3. Status on Project Completions: Install of 2 Sabal Palms, Fiebush nstall, New Warrantied Plant Material, Serenoa Cutback, Mulch Install, Tree Cutback & Lift Since December Meeting

4. Field Maintenance Report – Long Lake Ranch Intersection

**EXHIBIT 6**

#### **D. District Counsel**

1. Discussion of Overpayment – Anchor Stone

#### **V. Business Item**

1. Open the Public Hearing
2. Presentation of Revised Parking Towing Policy **EXHIBIT 7**
3. Public Comment on Revised Parking Towing Policy
4. Close the Public Hearing
5. Consideration for Adoption Resolution 2026-, Adopting Amended Recreational Facilities & Parking Rules & Regulations *(to be distributed)* **EXHIBIT 8**

#### **VI . Amenity General Manager & Field Manager**

1. Presentation for Discussion – Amenity & Field Status Report **EXHIBIT 9**
2. Discussion Regarding HCA Signage
3. Presentation of Blue Water Aquatics Quarterly Fountain Report **EXHIBIT 10**
4. Presentation for Acceptance - Manda's Minnows Swim Lessons **EXHIBIT 11**
5. Presentation of Pool Deck resurfacing Proposals for Consideration
  - ❖ Paver Rescue - \$15,791.00 **EXHIBIT 12.1**
  - ❖ Bay Paver Cleaning & Sealing - \$12,550 **EXHIBIT 12.2**
  - ❖ Tactical Pressure Washing - \$15,125 **EXHIBIT 12.3**

#### **VII. Financial & Administrative Matters**

- A. Consideration for Acceptance of December, 2025 Unaudited Financial Statements **EXHIBIT 13**
- B. Presentation of Check Details for December 2025 **EXHIBIT 14**
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 5, 2025 **EXHIBIT 15**
- D. Presentation of Approval Listing – FY 2026 **EXHIBIT 16**

#### **VIII. Staff Reports**

- A. District Manager

#### **IX. Other Introduced Items**

#### **X. Audience Comments – New Business *(limited to 3 minutes per individual)***

## **XI. Supervisor Requests**

*Any items and materials listed under Supervisor Requests have been provided solely by the identified Supervisor and have not been reviewed, approved, confirmed for accuracy by District staff or other Supervisors. Materials provided under Supervisor Requests are not approved by the Board prior to inclusion in the agenda, and may not necessarily reflect the position of the Board*

## **XII. Adjournment**

**EXHIBIT 1**

**RETURN TO AGENDA**

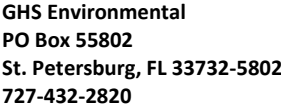


**EXHIBIT 2**

**RETURN TO AGENDA**

**EXHIBIT 3**

**RETURN TO AGENDA**



**Project: Long Lake Ranch**  
**No. of Ponds: 26 (See Map On File)**

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, pennywort, etc.)  
A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)  
F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)  
S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)  
L = Treated Lilies (ie fragrant waterlily, spatterdock)  
W = Treated Woody Vegetation (ie. primrose willow, Carolina willow, wax myrtle, rattlebox)

T = Trash/debris removed  
SM = Structure Maintenance  
M = Mowing/Brushcutting  
MF = Midge Fly Treatment  
\* = See Note

[illegible]

**EXHIBIT 4**

**RETURN TO AGENDA**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**LONG LAKE RANCH CDD**  
**LANDSCAPE MAINTENANCE REPORT**  
**January 2026**

TO: District Management – Patricia Thibault  
Long Lake Ranch CDD. Board of Supervisors

FROM: John Burkett, Account and Client Manager – RedTree Landscape Systems

**Grounds Maintenance**

- Mowing operations completed as per contract.
- Detailing operations completed as per contract.
- Continue to cutback ornamental grasses.

**Irrigation**

- Inspection completed.

**Proposals**

- Proposal submitted to flush cut 2 damaged Pine trees.

**Work Orders / Service requests**

- Please do not hesitate to send any service requests to our Service Desk at [service@redtreelandscape.com](mailto:service@redtreelandscape.com). Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly.

## **EXHIBIT 5.1**

### **RETURN TO AGENDA**

## INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

service@redtreelandscape.systems  
+1 (727) 810-4464  
redtreelandscapesystems.com



### Bill to

Long Lake Ranch Community Development  
District  
C/o Anchor Stone Management, LLC  
255 Primera Blvd, Ste 160  
Lake Mary, FL 32746 USA

### Ship to

Long Lake Ranch Community Development  
District  
C/o Anchor Stone Management, LLC  
255 Primera Blvd, Ste 160  
Lake Mary, FL 32746 USA

### Invoice details

Invoice no.: 32705  
Terms: Net 45  
Invoice date: 01/08/2026  
Due date: 02/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.1.25  Diagnosing the wire path from the box on the south side of the fence at the playground- loss of power to ignite the dog park island, which is not working, working off the timer. Dug up to the sleeve next to the dog park. We temporarily ran wires across the parking lot, and we were able to get the zones to come on and work correctly.			
2.		Sales	Labor-Technician	16	\$65.00	\$1,040.00
Total						\$1,040.00

# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

service@redtreelandscape.systems  
+1 (727) 810-4464  
redtreelandscapesystems.com



## Bill to

Long Lake Ranch Community Development  
District  
C/o Anchor Stone Management, LLC  
255 Primera Blvd, Ste 160  
Lake Mary, FL 32746 USA

## Ship to

Long Lake Ranch Community Development  
District  
C/o Anchor Stone Management, LLC  
255 Primera Blvd, Ste 160  
Lake Mary, FL 32746 USA

## Invoice details

Invoice no.: 32701  
Terms: Net 45  
Invoice date: 01/07/2026  
Due date: 02/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.2.25 & 12.3.25  Clubhouse Timer. Dug up three areas and pulled a new 2-wire jacket through the sleeve from the sidewalk on the play playground side suction box to under the parking lot, to the southwest bed of the dog park, to ignite zones 9, 10, 11, 12, 13, 14, 15, 16, and 17.			
2.		Sales	DBY 3m connectors	4	\$5.50	\$22.00
3.		Sales	Hunter 2-wire	175	\$0.88	\$154.00
4.		Sales	Labor-technician	11	\$65.00	\$715.00
Total						\$891.00



## **EXHIBIT 5.2**

### **RETURN TO AGENDA**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapeystems.com

5532 Auld Lane, Holiday FL 34690

**TREE REMOVAL PROPOSAL**  
FOR  
**LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

January 19, 2026

**Scope of Work:**

- This project includes the flush cut of (2) damaged trees.

**Work includes:**

- Flush cut of (2) damaged trees. (Trees will be flagged once proposal has been approved.)
- Includes all labor, hauling and dumping fees.



**PRICE: \$1,700.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_  
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscapeystems.com](mailto:jburrkett@redtreelandscapeystems.com) / Cell phone: (727) 267-2059

**EXHIBIT 6**

**RETURN TO AGENDA**

Haven Management Solutions

Monthly Landscape Inspection: 01/19/2026

Community: LLR

Area: Sunlake Blvd.

Landscape Inspection Items	Score	Max Points
Turf - Mow, Hard Edge, & Blow	10	10
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	15	15
Turf Fertility - Non Bahia - Color and Growth Density	12	15
Turf Areas - Weed Control	6	10
Bed Weed Control	6	10
Shrub & Plant Pruning & Shape - Deadheading & Appearance	7	10
Shrub Fertility & Vitality	8	10
Debris & Trash Management	8	10
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	82%	100
Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	9	10
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	10	10
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12'	5	10
Reporting Requirements & District Receipt - Based on Contract Terms	20	20
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	43%	50
Other Landscape Supplemental Items		
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	9	10
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	8	10
Total Points Other Landscape Supplemental Items- Failure is at 80%: 16 or below	17%	20





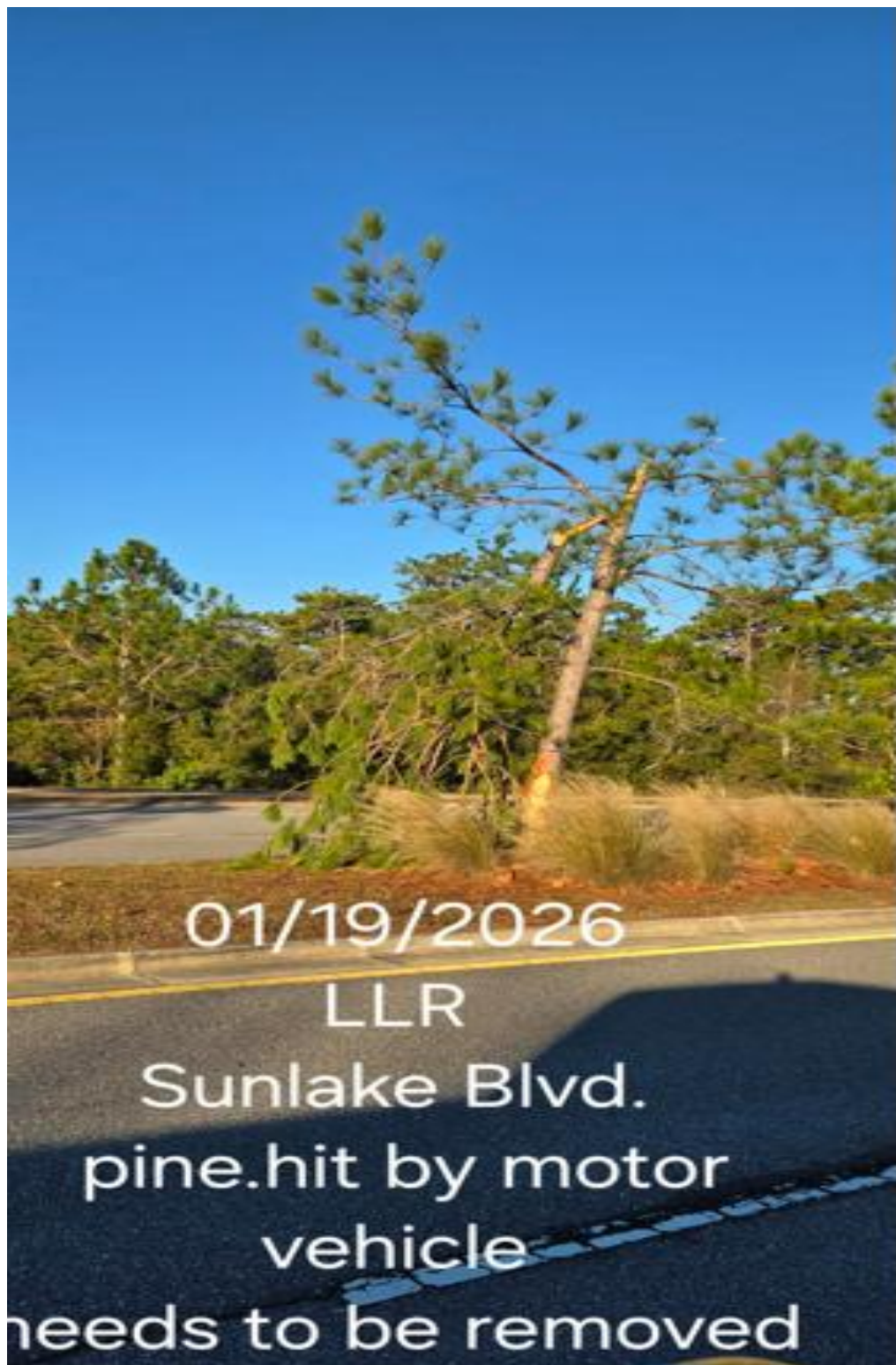


01/19/2026

LLR

Sunlake Blvd

trees left, median,  
right of roadway need  
to be raised 13' as per  
contract



**EXHIBIT 7**

**RETURN TO AGENDA**



**TO: Board of Supervisors ("Board")**  
**Long Lake Ranch Community Development District ("District")**  
**FROM: Sarah R. Sandy**  
**DATE: November 3, 2025**  
**RE: Recreational Facilities and Parking Rules & Regulations – Additional Changes to Parking Rules**

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As directed at the October 2025 Board meeting, I revised the District's Recreational Facilities and Parking Rules & Regulations ("**Revised Rules**") to include towing Vehicles and Vessels parked on District Roadways, excluding those parked within the Townhome Guest Parking Spaces. A redline of the Revised Rules are attached hereto for your review.

Please review the Revised Rules. If you have any substantive comments or revisions, please compile those items for discussion at the November 6, 2025, meeting. Any non-substantive comments can be sent directly to me for incorporation.

In connection with the Revised Rules, the following are additional items for Board consideration and direction:

1. **Foxtail Amenity Center on Lake Waters Place - Amenity Parking Area:** policies are specified for these parking spots; however, Exhibit A did not previously distinguish between the parking spots for the Foxtail Amenity Center and the Townhome Guest Parking Spaces. There are a potential 13 parking spots in total – 5 directly in front of the Foxtail Amenity Center and 8 (in 2 groups of 4) on the other side of Lake Waters Place. Board to confirm if the Foxtail Amenity Center Amenity Parking Area includes all 13 parking spots.
2. **Overnight Parking Permits:** previous policy language only addressed overnight parking permits with respect to Guests being allowed to receive them for Townhome Guest Parking Spaces, which I believe to be in error. Overnight parking permits have previously been discussed by the Board as also being available to Members and Guests for overnight parking in the Amenity Area Parking Lots. I revised the policy to reflect the same (see Parking Section 3.d.). Board to confirm if agreed with change.
3. **Townhome Guest Parking Spaces:** on a closer review of Exhibit A, it appears that not all Townhome Guest Parking Spaces were denoted with hashmarks. I believe this may have been a residual from when the map was first created several years ago, and is not reflective of the Board's current policy of treating all Parking Spaces in the Townhome Neighborhoods as Guest only. The Rules are revised to reflect such; however, Exhibit A will need further revisions. Board to confirm if agreed with change.
4. **Tow-Away Zone Map (Exhibit A):** as mentioned at the last meeting, I am working to revise Exhibit A (i.e., the Tow-Away Zone Map) to reflect the Revised Rules. However, if the Board confirms #1 & #3 above, additional revisions to the map will be required that are either beyond my technical ability (hashmarking previously defined areas) or that are economically inefficient for me to attempt to make. Given the map we currently have is in pretty good shape, I believe the District

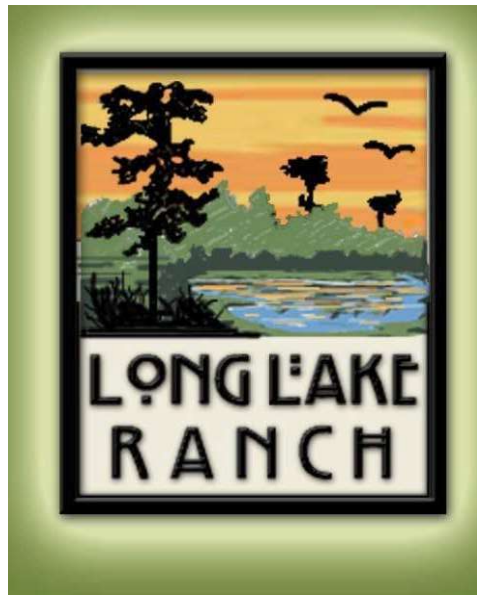
Engineer's firm can make the changes efficiently and with little cost to the District. I ask the Board authorize me to ask the District Engineer for a proposal to make the needed changes.

5. **Misc Changes – Firearms Regulation:** other miscellaneous changes were made in the body of the Rules. Most are clean up changes, but there is one material change – deleting a statement that no firearms or weapons are permitted on the Properties. At the November 6<sup>th</sup> meeting, I will discuss with the Board my reasoning for suggesting this change and seek further Board direction.
6. **Public Hearing:** the State Legislature made recent changes to the published notice requirements for rules hearings. The hearings must have two notices that are published 42 & 35 days, respectively, prior to the public hearing. Excluding the time required to get ads to the paper, the earliest the District could hold a public hearing is December 19, 2025. Need Board direction on a date after 12/19/2025 to hold the public hearing on the revised rules.

After the Board has discussed the Revised Rules and provided direction on #1-6 above, if the Board wants to move forward with the Revised Rules, staff would be looking for the following motion:

MOTION TO ADOPT RESOLUTION 2026-\_\_\_, SETTING THE PUBLIC HEARING FOR [DATE] SUBJECT TO UPDATING THE REVISED RULES AS DIRECTED BY THE BOARD AT THE NOVEMBER 6, 2025 MEETING.

# Long Lake Ranch Community Development District



## Recreational Facilities and Parking Rules & Regulations

Originally Adopted on October 2, 2014

Last Revised on

November 7, 2024[\_\_\_\_\_, 2026]

# Recreational Facilities Rules & Regulations

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## **Recreational Facilities and Parking Rules & Regulations**

### **General**

In accordance with Chapters 190 and 120 of the Florida Statutes, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Long Lake Ranch Community Development District ("**District**") adopted the following rules to govern its recreational facilities, parking, and parking enforcement. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules and Regulations ("**Rules**") for the safety and security of the District and its Members (as defined herein). The Board may modify these Rules from time to time as needed.

Violations of the Rules are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

Adult – An individual eighteen (18) years of age, or older.

Amenity Access Cards – Cards are issued to eligible Members that meet the requirements contained in these Rules strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules. The cards will be issued at the Activity Center and will contain a photo of the family cardholder.

Amenity Manager – On-site member of the Staff responsible for managing the District's Community Facilities

Annual Pass – an annual pass may be purchased by a non-Resident or non-Tenant of the District at a cost of \$2,000.00 each per Household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and penalties as Residents within the District.

Annual Passholder – any person who is the holder of an Annual Pass.

Board of Supervisors or Board – the Board of Supervisors of the Long Lake Ranch Community Development District.

Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

Community Facilities – All areas included in the Recreational Facilities and Common Areas.

County – shall refer to Pasco County, Florida.

District Management or District Manager – Those agents and representatives of the management firm hired by the District.

District Roadways – shall mean the rights-of-ways in the in the Townhome Neighborhoods, which consists of: Floridian Way; Milkweed Trace; Beauty Berry Court; Lake Waters Place; Bittern Blvd.; Ulmus Street; and Cornuta Street, all as further identified in **Exhibit A**. The District Roadways are the only rights-of-way within the District that are owned by the District.

District Staff or Staff – Those individuals employed by District Management or the amenities' management firm hired by the District such as Amenity Manager, pool attendants, and maintenance personnel.

Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The Amenity Manager may make accommodations as necessary for unaccompanied Guests. Approvals must be received in advance and are at the discretion of the Amenity Manager. Solely as it relates to the rental of Community Facilities, Guest(s) shall also refer to any person attending a Member of Non-Member's private function pursuant to the Community Facility Rental Policies provided herein.

Household – shall mean a residential unit or a group of individuals residing within a Member's home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon District's request, proof of residency for individuals over the age of eighteen (18) years may be required by driver's license or state or federal issued form of identification, including a signed affidavit of residency.

Member – Shall mean Residents, Annual Passholders and/or Tenants.

Motorized Vehicle – A motorized vehicle is any type of vehicle that is powered by means other than human power (typically electric or gasoline engine), and includes, but is not limited to passenger vehicles, commercial vehicles of any kind, trucks, limousines, recreational vehicles, tractors, go-carts, golf carts, motorcycles, motor scooters, electric bikes, all-terrain vehicles ("ATV") or any other related form of transportation devices.

Non-Member – Shall mean any person who is not a Member.

Parked – A vehicle or vessel left unattended by its owner or user.

Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.

Recreational Facilities– Includes the swimming pool facilities, activity center, playground, Pavilion, park, restrooms, basketball, pickleball and tennis courts, dog park, community dock and lake trail.

Resident –any person or Household owning property within the District’s boundaries.

Rules– Any written rules or regulations adopted, implemented, or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, agents, and contractors within the Properties.

Tenant – A lessee of a dwelling within the District who has had the Resident’s privileges under these Rules transferred pursuant to these Rules.

Tow-Away Zone – District property in which parking is prohibited as further provided in these Rules and where the District is authorized to initiate a towing and/or removal action.

Townhome Guest Parking Spaces – those certain common parking spaces in the Townhome Neighborhoods, ~~as further identified that are denoted with hash marks~~ in **Exhibits A-1 and A-2** attached hereto.

Vehicle – any mobile item which normally uses wheels, whether motorized or not.

Vessel – Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

### Conduct Code

Improper conduct, obscenities, verbal, or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family and Guests.

All users of the Community Facilities are expected to conduct themselves properly with due consideration for fellow Members, Guests, and Staff. The Amenity Manager has the authority to discipline, within the Rules, any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules of the District.



As stated in the Rules, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules shall bring the matter to the attention of any Staff on duty or to District Management. Members are discouraged from trying to enforce the Rules on their own.

Staff and fellow Members and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a Member. All complaints regarding services rendered by any Staff member must be made to the Amenity Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

### Lease Procedures and Transfer of Privileges

Residents who rent or lease residential units in the District shall have the right to designate the Tenant of a residential unit as the beneficial users of the Resident's privileges to use the Community Facilities, subject to requirements stated herein.

Resident shall provide a completed Assignment of Use Form to the Amenity Manager designating and identifying the Tenant(s) who shall hold the beneficial usage rights, submitting with such notice the Tenant's proof of residency (i.e., a copy of the lease agreement).

Tenant(s) who are designated by Resident as the beneficial user of the Resident's rights to use the Community Facilities shall be entitled to the same rights and privileges to use the Community Facilities as the Resident, subject to all these Rules.

A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant, Resident shall no longer has any privileges to use Community Facilities until such time that the Amenity Manager is notified of termination of transfer and the Amenity Access Cards for the Tenants are returned. In the event a home is sold, the Residents'

Amenity Access Cards are to be turned in to the Amenity Manager. The card will be deactivated and reissued to the new Resident.

### Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Amenity Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each Member Household is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Guests must be accompanied at all times by a member of the Member Household who is 18 years old or older and must obtain a Guest pass from the Amenity Manager. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult. Members 15-17 years of age may have one Guest.
3. Members and Guests may use the Recreational Facilities as follows:
  - a. Each Member Household will be issued a maximum of two (2) Amenity Access Cards. These cards are for use by the cardholder only.
  - b. The card is used to access the swimming pool facility, tennis court, playground, park restrooms, and the open park and/or trail gates. Age restrictions apply.
  - c. When you use the Amenity Access Card, your name and time of entry are registered.
  - d. Your card is your responsibility. If you misplace your card, please contact Staff immediately so that the card can be deactivated.
  - e. Replacement cards will be issued at a charge of \$25 per card ("Card Replacement Fee"); provided however, such Card Replacement Fee shall be waived when the card being replaced was issued five (5) or more years prior and is no longer in working condition.
  - f. Hours for the Community Facilities are posted at the entrance to each facility and are sunrise to sunset. Pasco County curfew laws supersede this policy, and applicable individuals must adhere to these laws first and foremost.
  - g. When applying for an Amenity Access Card, the Member must present a State-issued identification (e.g., driver's license, birth certificate, or passport), along with proof of ownership (e.g., a copy of the Resident's

Warranty Deed or signed settlement pages). Each Member is required to sign an Amenity Access Card Agreement to obtain access cards. Tenants must provide a copy of their lease and of the Assignment of Use form, each signed by the Resident and Tenant.

- h. Shirts and shoes are to be worn in the Recreation Facilities, except the swimming pool area.
- i. Wet bathing suits are not allowed to be worn inside the Activity Center.
- j. Profanity, bullying, and/or disruptive behavior will not be tolerated.
- k. No vandalizing of Community Facilities.
- l. Anyone fourteen (14) years old or younger must be accompanied by an Adult while at the swimming pool facilities and dog park. Anyone eleven (11) years old or younger must be accompanied by an Adult while at all other Recreational Facilities.
- m. Diving or flips into the lake from the community dock or from the pool deck into the swimming pool is not allowed.
- n. No fighting.
- ~~o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.~~
- ~~p.~~o. With the exception of a community sponsored event where alcoholic beverages are permitted, Members or Guest(s) may not bring or consume alcoholic beverages within the Community Facilities. No one is allowed to bring or consume alcoholic beverages within the Community Facilities. Members or Guests who are under the influence of alcoholic beverages or illegal drugs will not be permitted on District premises and if present will be asked to leave the premises immediately.
- ~~q.~~p. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs, and paraphernalia is prohibited.
- ~~r.~~q. No pets (except for service animals as defined by Florida Law) will be allowed in the Activity Center, the swimming pool area, or other posted areas. With the exception of the Dog Park, all pets must be on a leash at all times when on any Common Areas.
- ~~s.~~r. Community Facilities shall be used only for the purpose for which they are designed.

t.s. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed. Violations may result in suspension of amenity privileges.

u.t. Call 911 in the event of an emergency.

4. Community property may not be altered or removed from any Community Facility without written consent of the Board of Supervisors, District Manager, or Amenity Manager.
5. COMMON AREAS: The District owns and maintains various Common Areas throughout its boundary including, but not limited to stormwater lakes, landscape tracts, and other common areas. The Common Areas shall be used only for their intended purpose and as contemplated herein. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris, or unsightly materials will be permitted on Common Areas. Any misuse, unauthorized use, or damage (whether intentional or unintentional) to the Common Areas shall be deemed a violation of these Rules and may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with the section "Violation of Rules" herein.
6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family and/or Guests.
7. In accordance with the Florida Clean Indoor Air Act, smoking and vaping are prohibited within the Community Facilities.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. Programs may be offered at the Recreational Facilities for Members' participation. These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.
10. With the exception of a community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Sports equipment may be borrowed from the Clubhouse office, provided that an Amenity Access Card is left at the office to ensure the return of the equipment. Members will be required to pay for the replacement of any equipment they damage or lose. Management may suspend all amenity privileges in accordance

with the Violation of Rules and Regulations herein provided until the matter is resolved.

12. Motorized Vehicles are prohibited on District Common Areas, including but not limited to stormwater pond banks and landscape buffers, and the lake trail. Notwithstanding the prior sentence, District Staff, employees and vendors/consultants are authorized to use Motorized Vehicles on District Common Areas and the lake trail as needed in relation to work conducted on behalf of the District.

### Community Facility Rental Policies

Members and non-Members may reserve for rental the multi-purpose room located in the Activity Center and the Tennis/Pickleball Court for private events/play. Reservation of the Tennis/Pickleball Court is specifically addressed in the section regarding the Tennis/Pickleball Court. Reservation of the pavilion area within the Park (as hereinafter defined) is specifically addressed in the section regarding Playground Rules. The following is particular to the Activity Center. The daily Guest limits referenced in these Rules shall not apply to Guests attending a Member's private function. Members and non-Members interested in reserving the multi-purpose room should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved for use by the District or HOA, Master Association.

1. Available Facilities: The following Community Facilities are available for private rental for up to five (5) total hours (including set-up and post-event cleanup), at the following rates:
  - Activity Room in Activity Center
    - Reservation by the District or the Long Lake Ranch HOA, Master Association – no charge
    - Reservation by Members - \$60.00
    - Reservation by non-Members - \$110.00
    - Reservation by other governmental unit - \$60.00

**No alcohol may be served or consumed on District property, including during private events. The Member or non-Member renting any portion of the Community Facilities shall be responsible for any and all damage and costs to repair arising from the rental.**

2. Reservations: Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of submission, two (2) checks from the Member's or non-Member's personal checking account or money orders (no cash) in the Member's or non-Member's name made out to the Long Lake Ranch Community Development District should be submitted to the Amenity Manager. One (1) check should be in the amount of

the room rental fee referenced above and the other check should be in the amount of a deposit (see subsection 4. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

3. Staffing: When Staff is required at a private event, Members shall be required to pay for the Staff at a rate to be determined by the Amenity Manager.
4. Deposit: As stated above, private rental of the multi-purpose room in the Activity Center requires a deposit according to the following schedule at the time the reservation is approved:
  - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
  - Reservation by Members - \$300.00
  - Reservation by non-Members - \$600.00
  - Reservation by other governmental unit - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage generated by the private rental is removed from the premises and placed in the District's dumpster.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, etc.
- e. Ensure that no property has been removed from the rented premises.
- f. Ensure that no damage has occurred to the rented premises and/or any property in the Activity Center.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. Adherence to Rules. Members and non-Members and their Guests are required to adhere to all Rules. Failure to comply with such Rules may result in the forfeiture of the deposit. The Member or non-Member who made and paid for the reservation must attend the full five hours of the rental.
6. Additional Cleaning. If additional cleaning of rented facilities is required, the Member or non-Member reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the

foregoing, Members and non-Members may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

7. General Policies:

- a. The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
- b. Event Liability coverage may be required on a case- by- case basis in the sole discretion of the Board of Supervisors.
- c. Members may reserve only one five-hour rental block at a time and no more than one rental area at a time. Members and Non-Members are allowed up to four area rentals per calendar year.

### Community Dock and Lakes

1. Swimming is not permitted in any of the stormwater ponds within the District, inclusive of the lake
2. The operation of motorized ~~watercraft-Vessel~~ upon the stormwater ponds within the District, inclusive of the lake, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. The operation of non-motorized ~~watercraft-Vessel~~ is allowed solely upon the waterbodies identified in the “**Fishing and Boating Area Map**” attached hereto as **Exhibit B**. The location of permissible points of entry and exit for non-motorized ~~watercraft-Vessel~~ is identified on the Map.
4. Diving, running and/or flipping off of the dock is not allowed.
5. Glass containers are not allowed on the dock or near the lake.
6. Anyone eleven (11) years old or younger must be accompanied by an Adult Member at all times.
7. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs, and paraphernalia are prohibited on the dock.
8. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
9. Call 911 in the event of an emergency.
10. Community Dock and lake hours are from sunrise to sunset.

## Fishing

1. The District ponds and other stormwater management facilities ("Ponds") primarily function as retention Ponds to facilitate the District's treatment of stormwater run-off and overflow. As a result, contaminants may be present in the water. Fishing shall be catch and release **only**.
2. Fishing in the District's stormwater ponds is prohibited except: (1) by Members in those designated areas identified in the Fishing and Boating Area Map attached hereto as **Exhibit B**; and (2) by Members directly behind such Members' own lots (i.e., outside of the designated fishing areas identified in **Exhibit B**. Fishing behind a home other than your own is not permitted). Permitted fishing areas may be subject to change.
3. The District's Ponds are subject to environmental permits; therefore, the policies provided herein related to the Ponds may be subject to change in accordance with such permits.
4. Call 911 in the event of an emergency.

## Dog Park Rules (the "Dog Park")

Use of the dog park is at your own risk

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and must wear a visible rabies and license tag at all times.
6. Limit three dogs per Adult dog handler.
7. Puppies under four months of age may not enter the Dog Park.
8. Children fourteen (14) years old and younger must be accompanied by a parent or adult while within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.



10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Food of any kind is prohibited inside the Dog Park.
13. Dog handlers must clean up any dog droppings made by their pets.
14. Dog handlers are responsible for any damages caused by their dogs in the dog park.
15. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
16. Only licensed and insured dog trainers will be permitted to provide training at the Dog Park. Members must register any trainer with the District prior to working with the dog. Failure to register a dog trainer is a violation of District Rules and may result in the suspension of amenity privileges.
17. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs, and paraphernalia is prohibited in the Dog Park.
18. The Dog Park area is equipped with closed-circuit surveillance cameras.
19. Call 911 in the event of an emergency.
20. Incident Reporting:
  - a. Members are required to report any incident involving a Member and/or a Members' dog, the injury of a person or dog, and/or the infraction of any District policy to the Amenity Manager or District Manager within 24 hours of the incident to create an Incident Report. Any violation of District Rules may result in suspension or termination of amenity privileges as described in the section "Violation of Rules" herein.
  - b. The report of an incident shall include the name and address of the person reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
  - c. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>
21. Dog Park hours are from sunrise to sunset.

## Lake Trail

1. There are six (6) access points for the lake trail. Members are prohibited from altering any District property adjacent to or abutting their homes to provide for an additional point of access to the lake trail.
2. Pedestrians have the right-of-way.
3. Call 911 in the event of an emergency.
4. Allow other walkers, runners, bikers, or skateboarders who may be following to safely pass on your left.
5. Bicycles and skateboards are allowed on the trail. Bikers and skateboarders should stay to the left when passing pedestrians.
6. Children eleven (11) years old and younger must be accompanied by an Adult at all times.
7. The fence which surrounds the lake trail is the property of the District and may not be removed or altered in any way.
8. Motorized Vehicles are prohibited on the lake trail, except for District Staff, employees and vendor/consultants as needed in relation to work conducted on behalf of the District.
9. Lake Trail hours are from sunrise to sunset.

## Playground Rules (the "Park")

1. Park hours are from sunrise to sunset.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in the Park.
5. Alcoholic beverages are not allowed in the Park or on any District property.
6. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia is prohibited in the Park.
7. Use of profanity and/or disruptive behavior will not be tolerated.

8. Report violators, damaged equipment, and unsafe conditions to the Amenity Manager.
9. Call 911 in the event of an emergency and inform the Amenity Manager and District Manager.
10. The Park is equipped with closed-circuit surveillance cameras.
11. Members and non-Members may reserve the Pavilion within the Park for private events/play at the rates listed below. The daily Guest limits referenced in these Rules shall not apply to guests attending a private function; however, guests of private events shall be limited to forty (40) individuals. Members and non-Members interested in reserving the Pavilion should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. All parties must provide a completed Use Application to the Amenity Manager and a refundable deposit. The reservation time is limited to five (5) hours. Members and non-Members are responsible for all clean-up and disposal of items related to the private event. The rates for reserving the Pavilion are as follows:
  - Pavilion in Park
    - Reservation by the District or the Long Lake Ranch HOA, Master Association – no charge
    - Reservation by Members – no charge
    - Reservation by non-Members - \$110.00
12. Reservations: Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of submission, one (1) check or money order (no cash) from the Member or non-Member applying for the reservation made out to the Long Lake Ranch Community Development District shall be submitted to the Amenity Manager in the amount of the deposit (see subsection a. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.
  - a. Deposit: As stated above, reservation of the Pavilion in the Park requires a deposit according to the following schedule at the time the reservation is approved:
    - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
    - Reservation by Members - \$300.00
    - Reservation by non-Members - \$600.00
    - Reservation by other governmental unit - \$100.00

b. To receive a full refund of the deposit the following must be completed:

- Ensure that all garbage generated by the private party is removed from the premises and placed in the District's dumpster.
- Remove all displays, favors or remnants of the event.
- Wipe off tabletops.
- Ensure that no damage has occurred to the Pavilion or the Playground.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

### Swimming Pool Facility (the "Pool Facilities")

1. The Pool Facilities are open from sunrise to sunset.
2. Upon request, Members must make Amenity Access Cards readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children fourteen (14) years old and younger must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. No thong swimwear is permitted at the Pool Facilities.
7. Use of vaping, tobacco products, marijuana, illegal drugs, and paraphernalia are prohibited at the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobics equipment.
11. No running or rough housing is allowed in the swimming Pool Facilities.

12. No animals, with the exception of qualified service animals, are allowed at the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed at the Pool Facilities.
15. Radios and/or "boom boxes" may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited within four (4) feet of the pool and on the pool wet deck area as established by the Florida Department of Health.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted at the Pool Facilities.
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. All pool furniture must be returned to its original position after use. Please close umbrellas after use.
19. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
20. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
21. Any person swimming after the Pool Facilities are closed may be suspended from the Pool Facilities for the remainder of the year and is subject to trespassing charges.
22. Call 911 in the event of an emergency.
23. The Pool Facilities are equipped with closed circuit surveillance cameras.
24. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Amenity Manager. Unauthorized pool parties are not permitted.

2. All parties must be booked in advance through the Amenity Manager, which the Amenity Manager may approve in his/her sole discretion. Certain dates may be unavailable for parties, as determined in the Amenity Manager's discretion. Only Members can book a pool party.
3. The party is limited to a maximum of twelve (12) people for up to five (5) hours (including set-up and post-event cleanup).
4. For every five (5) children who are five (5) years old and younger at least one adult must be present.
5. All paper goods, including decorations, plates, cups, etc., trash, and food must be removed at the end of the party from the Pool Facility.
6. All food and gift wrap must be kept away from the pool.
7. Tables must be wiped down thoroughly at the end of the party.
8. No balloons, silly string, glitter, confetti, or other messy party favors are permitted.
9. Member's fees for pool parties are as follows:
  - a. Reservation: \$60.00
  - b. Security Deposit: \$300.00
10. All other Rules provided in the Community Facility Rental Policies shall also apply to Pool Parties. To the extent any provisions in this section conflict with the provisions of the Community Facility Rental Policies, this section shall control.

### Tennis/Pickleball and Basketball Court

1. The tennis and pickleball courts can be accessed with the Amenity Access card.
2. Play is on a first come, first served basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.
3. Proper tennis attire is required while on the courts, such as sportswear and tennis shoes/sneakers.
4. Profanity and/or disruptive behavior are not permitted.
5. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the tennis/pickleball or basketball courts. The tennis/pickleball and basketball courts may only be utilized for their intended purpose of tennis/pickleball and basketball, respectively.

6. Glass containers are not allowed in the tennis/pickleball or basketball court areas.
7. Alcohol, vaping, tobacco products, marijuana, illegal drugs, and paraphernalia are prohibited on the tennis/pickleball or basketball courts.
8. Portable radios and/or “boom boxes” are not allowed in the tennis/pickleball or basketball areas. All portable electronic devices are allowed if headphones are used.
9. No pets, except for service animals are allowed on the basketball or tennis/pickleball courts.
10. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to ninety (90) minutes. Requests must be submitted to the Amenity Manager at least one (1) week in advance in order to give other Members proper notice of a reservation.
11. Tennis/Pickleball and Basketball Court hours are from sunrise to sunset.

### Wildlife

1. When using the Community Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals (“**Wildlife**”):
  - a. Wildlife encountered within the Community Facilities should never be approached.
  - b. Never leave small children unattended.
  - c. Never feed wild animals, or leave food/garbage unattended.
  - d. Wildlife are likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.
2. The Long Lake Ranch community includes natural Wildlife habitats; therefore, exercise caution and vigilance at all times.
3. Please visit the Florida Fish and Wildlife Conservation Commission’s website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you- conserve/wildlife/>

### Violation of Rules

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules established for the safe operations of the Community Facilities.

Violations of the Rules are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

1. Suspension of Rights. The District, through its Board of Supervisors, District Manager, and/or Amenity Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:
  - a. Submits false information on any application for use of the Community Facilities;
  - b. Permits the unauthorized use of an Amenity Access Card;
  - c. Exhibits unsatisfactory behavior or appearance;
  - d. Fails to pay amounts owed to the District in a proper and timely manner;
  - e. Fails to abide by any District Rule contained herein;
  - f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
  - g. Damages or destroys District property;
  - h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests;
  - i. Uses the Recreation Facilities after such facilities are closed;
  - j. Is arrested while on District property.
2. Incident Reporting
  - a. In the case of an emergency or injury, call 911 immediately, then contact the Amenity Manager and/or the District Manager.
  - b. Members who are involved in any incident or accident while on District property must report the incident or accident to the Amenity Manager and to the District Manager for the purpose of creating an Incident Report within 24 hours of the incident or accident. Incidents on District property involving violation(s) of District Rules and/or involving injury to another Member, Guest, or pet may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with this section, "Violation of Rules".



- c. The report of an incident on District property shall include the name and address of the Member reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
  - d. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>
- 3. Authority of Amenity Manager. The Amenity Manager or their designee is authorized to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Amenity Manager or their designee may at any time restrict or suspend for cause(s), including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors.
- 4. Authority of District Manager. The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors. Any such person will have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager before the next meeting of the Board of Supervisors.
- 5. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

### Sovereign Immunity.

Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, Florida Statutes, or applicable statutes or law.

## Parking

1. **Introduction:** The District finds that Vehicles and Vessels parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public, including specifically Vehicle and Vessels parked on the District Roadway not designated as a parking space. This Rule authorizes parking in designated areas and the towing/removal of unauthorized ~~v~~Vehicles and ~~v~~Vessels parkeding on District property designated as Tow-Away Zones (as defined and identified below), ~~which are identified on the Parking Maps attached hereto as Exhibit A (inclusive of Exhibits A-1, A-2, & A-3).~~
2. **County Roadways:** The majority of the roadways throughout the District are owned and maintained by the County. Please refer to Chapter 316, Florida Statutes, and Sections 70, 82 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of Vehicles or Vessels on County roadways. In the event Members or Guests are parking on County roadways in contravention of state law and/or local ordinances, the District Manager and/or District staff may contact the Pasco County Sheriff's Office to enforce such parking regulations.
- ~~2.3.~~ **Designated Parking Areas:** Vehicles and ~~v~~Vessels may be parked on District property only as ~~indicated on Exhibit A, and as~~ set forth below:
  - a. **DISTRICT AND COUNTY ROADWAYS.**
    - i. Please refer to Chapter 316, Florida Statutes, and Sections 70, 82 and 106, Pasco County Code of Ordinances ("County Parking Code"), for laws related to authorized and unauthorized parking of ~~v~~Vehicles or ~~v~~Vessels on District ~~and County~~ roadways. With respect to the District Roadways: (i) County regulations prohibit the obstruction of rights-of-way if such obstruction, among other things, interferes with the efficient delivery of emergency or law enforcement services; and (ii) except for the Townhome Guest Parking Spaces, the District Roadways are not designed or constructed to allow for on-street parking and do not meet the County's Land Development Code minimums width requirements to allow for on-street parking. Based on these findings, the District has determined Vehicle or Vessel on-street parking on District Roadways in contravention of state law and/or local ordinances. Therefore, except as set forth herein regarding the Townhome Guest Parking Spaces, no parking on District Roadways is permitted at any time.
  - b. **AMENITIES AREAS.** Vehicle parking is only permitted for Members, Guests, and District Staff, employees, and vendors/consultants in the parking lots of the amenity areas and only during the hours set forth below.

ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:

AMENITY PARKING AREA	HOURS
Activity Center on Long Lake Ranch Boulevard (see <b>Exhibit A-3</b> )	7:00 AM to 11:00 PM
Foxtail Amenity Center on Lake Waters Place (see <b>Exhibit A-1</b> ) <b>NEED TO CONFIRM WHICH PARKING SPOTS THIS APPLIES TO</b>	7:00 AM to 11:00 PM

**b.c. GUEST PARKING SPACES IN TOWNHOME NEIGHBORHOODS.** Vehicle parking in the Townhome Guest Parking Spaces<sup>1</sup> is **ONLY** permitted for (i) Guests and (ii) District Staff, employees, and vendors/consultants, in relation to active projects or construction/maintenance-related activities. The District may, in its discretion, mark the Townhome Guest Parking Spaces with red-curbings. No other parking, including, but not limited to, parking of Member-owned Vehicles or Vessels, are permitted in these spaces at any time.

ABSENT AN OVERNIGHT PARKING PERMIT ISSUED AS SET FORTH HEREIN, THERE IS NO PARKING IN THE TOWNHOME GUEST PARKING SPACES EXCEPT ~~DURING THE~~ WITHIN THE STATED HOURS:

PARKING AREA	HOURS
Townhome Guest Parking Spaces	7:00 AM to 11:00 PM

**c.d. OVERNIGHT PARKING PERMIT.** Notwithstanding Sections 3.b. (Amenity Areas) & 3.c. (Guest Parking Spaces in Townhome Neighborhoods), ~~Members and Guests~~ may apply for an “**Overnight Parking Permit**” which will allow after-hours and/or overnight parking of Vehicles [or Vessels] ~~Guests to park in the (i) Townhome Guest Parking Spaces [(Guests only)];~~ [or (ii) Amenity Area Parking Lots (Members or Guests)] ~~after-hours, and overnight.~~ All Overnight Parking Permits are issued in the sole and absolute discretion of the District Management and/or Amenity Management and as such, any decision of the District Management and/or Amenity Management to issue or deny the issuance of same shall be deemed final. Overnight Parking Permits may be issued for a maximum of fourteen (14) consecutive days. At the discretion of District Management and the Amenity Manager, the Amenity Manager is hereby authorized to develop additional policies and procedures in order to implement Overnight Parking Permit procedures.

<sup>1</sup> As provided in the Definitions section, Townhome Guest Parking Spaces are those certain common parking spaces in the Townhome Neighborhoods, as further identified ~~that are denoted with hash marks~~ in Exhibits A-1 and A-2 attached hereto.

d.e. **OTHER DISTRICT COMMON AREAS.** Vehicle or Vessel parking in all other Common Areas (exclusive of District-owned parking areas) is **ONLY** permitted for District Staff, employees, and vendors/consultants in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.

#### 3.4. Establishment of Tow-Away Zone.

- a. **DISTRICT TOW-AWAY ZONES.** All District property, including the District Roadways, in which parking is prohibited as set forth in Section 32 herein, either entirely or during specific hours, or is otherwise identified in **Exhibit A (inclusive of Exhibits A-1, A-2, & A-3)** attached hereto, is hereby declared a **"Tow-Away Zone"**. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.
- b. **DISTRICT ~~AND COUNTY~~ ROADWAYS.** In the event that a Vehicle or Vessel is parked~~Members or Guests are parking~~ on District ~~or County~~ Roadways in contravention of state law and/or local ordinances, the District Manager or his/her designee may shall contact the Pasco County Sheriff's Office to enforce such parking regulations and/or utilize the Towing/Removal Procedures provided herein.

#### 4.5. Exceptions.

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park Vehicles or Vessels in Tow -Away Zones without charge in order to facilitate District business.
- a.b. **VENDORS/CONTRACTORS.** In order to facilitate District business, District Staff may authorize vendors/consultants in writing to park company Vehicles or Vessels in Tow-Away Zones without charge. All Vehicles so authorized must be identified by a vendor window pass or have company ~~vehicle~~-signage clearly visible.

#### 5.6. Towing/Removal Procedures.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, Florida Statutes. Such signage is to be placed in conspicuous locations in the areas identified in Section 43 herein and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, Florida Statutes.

- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, District Staff must verify that the subject Vehicle or Vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove Vehicles and/or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and Vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.
- d. **AMENITY MANAGER AUTHORIZED TO DEVELOP ADDITIONAL TOWING PROCEDURES.** At the discretion of District Management and the Amenity Manager, the Amenity Manager is hereby authorized to develop additional policies and procedures in order to implement the towing and parking Rules set forth herein, including but not limited to Vehicle and Vessel registration requirements, notification procedures, and enforcement procedures.

6.7. **Parking at Your Own Risk.** Vehicles or Vessels may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or Vehicles or Vessels parked on District property.

## EXHIBIT A: ~~PARKING~~ TOW-AWAY ZONE MAPS

As further identified on the following maps attached hereto (identified as Exhibits A-1, A-2, & A-3), the District's Tow-Away Zones include the following:

1.→

1. Parking Area at the Activity Center on Long Lake Ranch Boulevard (see Exhibit A-3)

2. Parking Area at the Foxtail Amenity Center (see Exhibit A-1)

3. Townhome Guest Parking Spaces (see Exhibits A-1 and A-2)

4. District Roadways identified as follows:

a. Floridian Way (Exhibit A-1)

b. Milkweed Trace (Exhibit A-1)

c. Beauty Berry Court (Exhibit A-1)

d. Lake Waters Place (Exhibit A-1 & A-2)

e. Bittern Blvd. (Exhibit A-2)

f. Ulmus Street (Exhibit A-2)

g. Cornuta Street (Exhibit A-2)

L.R. PARKING EXHIBIT A-1  
L.R. V8 and Amenity Center

LONG LAKE RANCH, LLC.  
PASCO COUNTY



DATE	2/20/24	PROJECT	L.R. V8 and Amenity Center
BY	J. B. B.	DESIGNED BY	HEIDT DESIGN
CHECKED BY	J. B. B.	APPROVED BY	HEIDT DESIGN
SCALE	1" = 50'	PROJECT NO.	20150210
THIS DRAWING IS THE PROPERTY OF HEIDT DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF HEIDT DESIGN. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.			






LONG LAKE RANCH, LLC.  
PASCO COUNTY

PASCO COUNTY



### LEGEND

 TOW AWAY ZONE

EXISTING  
DETENTION POND 10  
DIAM25 = 63.2  
DLW = 81.4  
DNW = 60.9

2015	PARKING EXHIBIT A-1	BY:
DATE: 02/09/15	308 E. 134th St-1009	

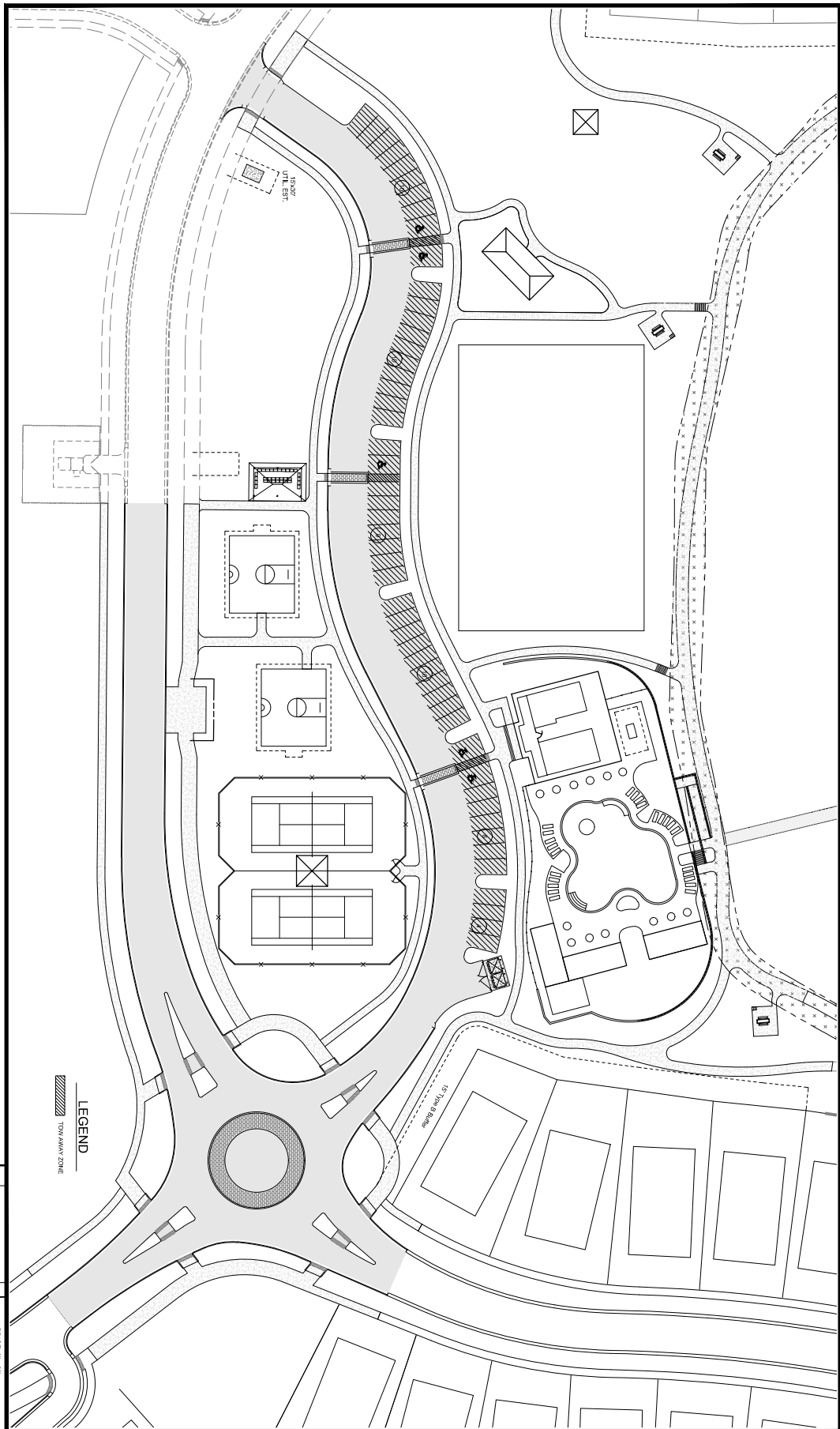




# LLR PARKING EXHIBIT A-3 LLR Community Center

LONG LAKE RANCH, LLC.

PASCO COUNTY



DATE	2/20/21	1:30 PM	LLR-21-0001
PROJECT	LLR Community Center		
LOCATION	LLR Community Center		
SCALE	1" = 30'		
DESIGNER	HEIDT DESIGN		
APPROVED			
REVISIONS			

**HEIDT DESIGN**

10000 N. 10th Ave. Suite 100  
Tampa, FL 33613  
813.288.1111  
www.heidt.com

# EXHIBIT B: FISHING AND BOATING AREA MAP



**EXHIBIT 8**

**RETURN TO AGENDA**

**EXHIBIT 9**

**RETURN TO AGENDA**

DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
1.5.26	Leak check	Irrigation Bill from Pasco	2.5.26	High water flow, Bill to check if we have a leak
1.5.26	Sign inventory		2.5.26	Sign -A-Rama proposal, need inventory of all signs, get with Joe to do an assessment on the conditoin of all signs. Bill will do a legend for all signs that need to be replaced
1.5.26	Approval Listing	District Manager	2.5.26	Presentation of Approval Listing FY 2026
1.5.26	Basketball Fence	Amenity Manager	2.5.26	Get update for the fence with one gate
1.5.26	Basketball court resurface	Amenity Manager	2.5.26	Get some asphalt proposals to have this done and then have it painted and striped afterwards. Need to get with Red Tree to see if root barriers can be installed before the court resurface
1.5.26	Foxtail pool filters	Amenity Manager	2.5.26	Filters to be cleaned, proposal will be sent - need to find the proposal
1.5.26	Towing Advertisement	PCT	ASAP	Check on status of the advertisement
1.5.26	Towing Policy	Charles	2.5.26	Charles needs to send map to Sara for towing
1.5.26	Passwords	Sara/ PCT	2.5.26	Send email to Anchor Stone regarding the passwords, Sara to send the language
1.5.26	Field Maintenance Report	Field Manager	2.5.26	Send report to Red Tree for their review
1.5.26	Plant material rejuvenation	Red Tree Landscape	2.5.26	On north side of LLR from Nature View to Sunlake, the plant material needs to be rejuvenated. On the proposal, we need to identify exact details where the material was placed.
1.5.26	Tree cutback and lift	Red Tree Landscape	2.5.26	Update since December meeting
1.5.26	Mulch install	Red Tree Landscape	2.5.26	Status, Joe advised we needed more mulch on the backside of Foxtail and mailboxes
1.5.26	Serenoa Cutback	Red Tree Landscape	2.5.26	Status
1.5.26	New warrantied plant material	Red Tree Landscape	2.5.26	Status
1.5.26	Fire Bush install	Red Tree Landscape	2.5.26	Status, Geroge did not get notice
1.5.26	Sabal Palm Install	Red Tree Landscape	2.5.26	Get a state on project completion of installation of 2 sabal palms
1.5.26	Formal proposal for playground mulch	Steadfast	ASAP	Get formal proposal, let Red Tree know it's a no-go on their proposal
1.5.26	Fence repair	Johnson Engineering	2.5.26	Fence needs to be repaired
1.5.26	French Drain Proposal	Johnson Engineering	2.5.26	Need proposal for French Drain
12.4.2025	Payment by Anchor Stone	District Manager/District Counsel	12.15.25	Board advised Anchor Stone needed to make payment ASAP on the \$10,000 overpayment
12.4.2025	Fire hydrant project	Amenity Manager	1.5.26	Needs to be painted red for regulation
12.4.2025	Windscreens	Amenity Manager	12.20.25	To be installed
12.4.2025	Inventory Sign	Amenity Manager	1.5.26	Get one size, what do we want before we order the signs, bring inventory to the next meeting, need to have a sign audit done before the next meeting, include the parking spots at Foxtail and amenity parking spots

12.4.2025	Mulch at playground	District Manager	1.5.26	Need mulch at playground, get a proposal, contact the new guy for the mulch at playground
12.4.2025	Pavilion lights	Amenity Manager	1.5.26	Manufacturer supposed to come out
12.4.2025	HCA Communication	Field manager	1.5.26	Communicate with HCA regarding signage
12.4.2025	EGIS FEMA changes	District manager	COMPLETE	Email sent to supervisors, none of the district infrastructure was impacted
12.4.2025	Foxtail pool repair	Amenity Manager	1.5.26	When is Cooper Pools doing the repair at Foxtail
12.4.2025	Stenner Feed Pump	Amenity Manager	1.5.26	Check with Cooper Pools and see if they have done the work from July 12, 2025
12.4.2025	Peter Chow/ Candyman deposits	District Manager	1.5.26	Check with them on making deposits
12.4.2025	Southstate bank	District Manager	1.5.26	Check with Southstate bank to see if they have a municipal advisor
12.4.2025	Fees identified in financials	District Manager	1.5.26	Make sure excess fees are identified in financials
10.02.2025	Towing Policy	District Manager/Maintenance	01.07.2026	Towing Public Hearing will be on the January agenda
06.15.2025	Lights Out Around Monuments & Am	Will Butler from American and Ma	10.30.2025	Will is arranging for the manufacturer to be on site to investigate the matter. He will advise further on resolution of the matter.
10.02.2025	Serenoa Roundabout Cut Back Proje	Field Joe	11.06.2025	Proposal was approved at the November meeting - waiting on project completion
10.02.2025	Pool Resurface - Foxtail	Maintenance	11.06.2025	The Board motioned at the November meeting to go with Cooper Pools - - awaiting timeline to completion
	Street Light conversion	District Manager	12.04.2025	Sent 3 emails and called Gregory Seel at 352-459-9676. He will be sending "estimates" but advises project is about 6 - 9 months out. Followed up via email for an estimates timeline deliverable - no response
10.02.2025	Meet with Mr. Bailey regarding the si	Field Joe	12.04.2025	Joe has reached out several times to HCA for a mockup of the signage. Calls have not been returned . Will continue to call and hopefully have a response for meeting time
03.15.2025	Insurance & Car Hit on Sunlake	District Manager	12.04.2025	A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125. Still outstanding.
09.04.2025	Bridge Board Repairs	Maintenance	12.04.2025	Tibbetts lumber are unable to match the boards precisely. Going to bring to the December meeting for a discussion on full replacement with TREX board
	Basketball Fence	Maintenance	12.04.2025	Revised Proposals will be presented at the December meeting with warranties
07.07.2025	Finn Outdoor & Sidewalk	Field Joe	12.04.2025	Charles the Engineer was on site and presented his report at the November meeting - awaiting proposals for french drains for December meeting
08.07.2025	Sign Audit	Maintenance	12.04.2025	Sign Audit has been completed. Nered proposals for the December meeting
10.02.2025	Basketball Fence	Maintenance	12.04.2025	Proposals were presented at the Novmber meeting - neeing new proposals for all encompassing project

10.22.2025	Basket Ball Court Magnetic Lock Inst Maintenance		12.04.2025	Obtain proposal from ECS for entry - proposals will be advanced as a large project
10.22.2025	Handicap Pool Chair	Maintenance	12.04.2025	Staff is trying to get the pool chairs operational . Foxtail is up and running. Neither batteries at the pool are taking a charge . Bill is investigating furthr part needs
11.06.2025	Tree Lift Project pursuant to the	Field Joe	12.04.2025	Red Tree has completed lifting and cut back along Long Lake Ranch Boulevard and on the east side of Sunlake Boulevard. We've also removed branches from the fences. Joe will review on his December field report

**EXHIBIT 10**

**RETURN TO AGENDA**





# Aquatic Services Report

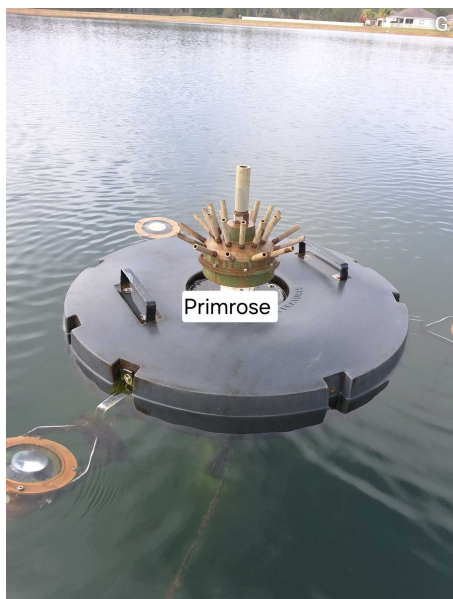
## Technician

Pete Dennis

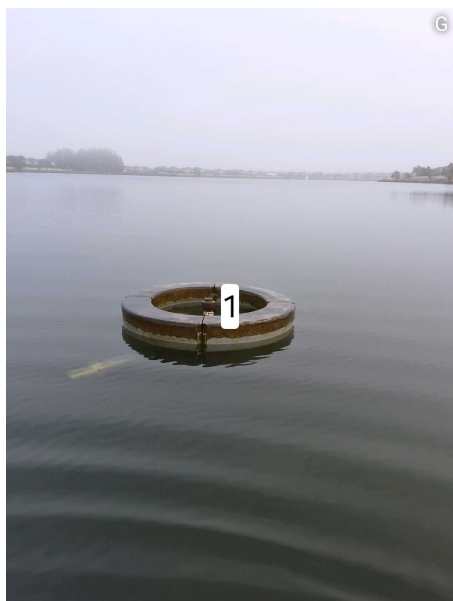
## Job Details

Service Date	1/7/2026
Customer	Long Lake Ranch CDD
Weather Conditions	Cloudy
Wind	3mph
Temperature	68°
Multiple Sites Treated	No
Pond Number	All fountains
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned all 6 fountains, and the intake screens.
Pictures	

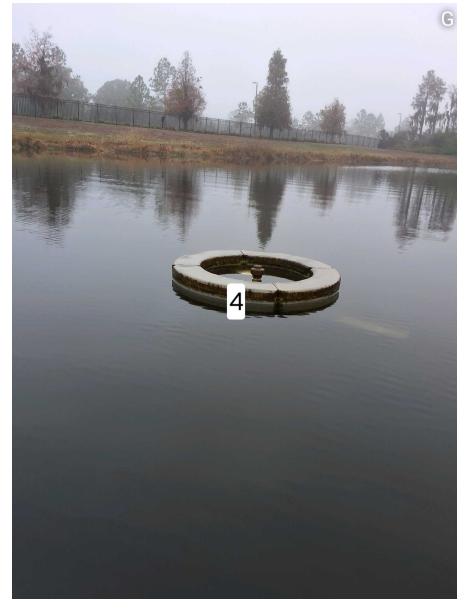
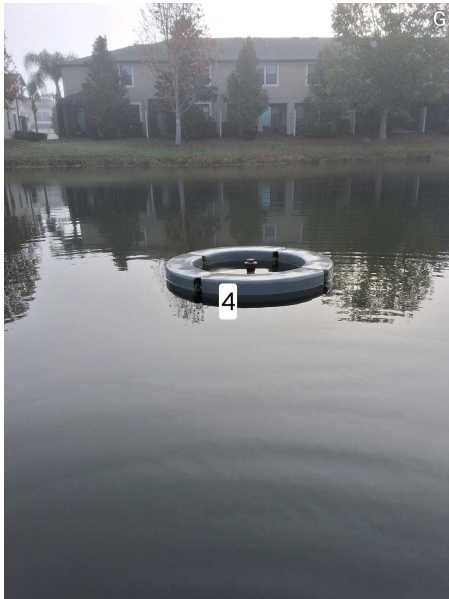
## Aquatic Services Report



## Aquatic Services Report



## Aquatic Services Report



**EXHIBIT 11**

**RETURN TO AGENDA**

**NON-EXCLUSIVE LICENSE AGREEMENT  
REGARDING THE USE OF THE DISTRICT’S AMENITY FACILITIES**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into on \_\_\_\_\_, 2026, by and between:

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, and with offices at 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746 (the “**District**”), and

**MANDAS MINNOWS LLC**, a Florida limited liability company, with a mailing address of 18369 Aylsbury Lane, Land O’Lakes, Florida 34638 (the “**Licensee**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District owns, operates, and/or maintains various recreation facilities, including, but not limited to an Activity Center and two (2) pools, within the boundaries of the District (collectively, the “**Amenity Facilities**”); and

**WHEREAS**, Licensee currently provides swim instruction and has asked the Board of Supervisors of the District for permission to provide swim lessons at the Amenity Facilities, as further described in **Exhibit A** (the “**Services**”); and

**WHEREAS**, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Amenity Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Amenity Facilities as a public improvement; and

**WHEREAS**, in order for the District to recover certain additional costs it will incur in the provision of the License, hereinafter defined (*e.g., electricity, cleaning costs, pool chemicals, etc.*), the Licensee shall pay the District ten percent (10%) of gross revenues derived from the provision of Services for each month of use of the District’s property and/or Amenity Facilities pursuant to this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. LICENSE.** The District hereby grants and conveys to the Licensee a non-exclusive license to enter a specific portion of the Amenity Facilities for the purposes of providing the

Services (the “**License**”). At the District’s request, Licensee shall provide a list of the persons who utilize Licensee’s Services to the District Representative (hereinafter defined), as such list may change from time to time. Such list must contain names, addresses, and District residency status.

**3. HOURS AND AREA.** Licensee shall coordinate Services directly with the District Manager or his/her on-site management designee (“**District Representative**”). Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the District Representative. Initially, Licensee and District agree that Licensee may use one (1) District pool to give lessons in from 8:00 a.m. until 12:30 p.m. and 3:30 p.m. until 6:30 p.m. on Monday through Thursday, during the term of this Agreement. Notwithstanding anything else provided in this Agreement, the District Representative shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Amenity Facilities where such Services may be provided.

**4. USE OF AREA.** Licensee shall not have exclusive use of the Amenity Facilities, but shall have exclusive use of the designated portion or area of the Amenity Facilities, as necessary and designated by District Representative, for operation of the Services during the hours approved by District Representative. However, Licensee’s use shall not interfere with the operation of the Amenity Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Amenity Facilities shall be subject to the rules and policies of the District, including but not limited to the District’s Recreational Facilities Rules & Regulations, as amended and revised from time to time (“**Facility Rules**”), and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

**5. CAPACITY OF POOL.** Licensee shall determine the size of each swim class and the appropriate ratio of swim students to instructors, provided, however, that Licensee shall provide the expected number of swim students to the District Representative and cooperate in good faith with the District Representative to ensure that pool capacity is not exceeded. District Representative shall make a good faith effort to minimize disruption to Licensee’s scheduled activities, and the pool attendants, if any, agree to assist in keeping the designated area clear of other patrons so as not to disrupt the scheduled activities of the Licensee.

**6. FEE.** In consideration of the provision of the License, Licensee hereby agrees to pay the District ten percent (10%) of gross revenues derived from the Services for each month of use of the District’s property and/or Amenity Facilities pursuant to this Agreement to reimburse the District for certain additional costs it will incur in connection with the License (*e.g., electricity, cleaning costs, pool chemicals, etc.*).

**7. TERM.** This Agreement shall commence upon the date and time first written above and shall continue in effect until terminated by either party hereto.

**8. REVOCATION, SUSPENSION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District

exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this Agreement upon written notice to the District. Licensee shall not be entitled to any compensation, off-sets, incidental costs or any other payment under this Agreement. The provisions of Sections 10 and 13.B. below, shall survive any revocation, suspension or termination of this Agreement.

**9. PROFESSIONAL JUDGMENT.** Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee, at its own cost, shall maintain all required licenses and permits in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee's users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

**10. CARE OF PROPERTY.** The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Amenity Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Amenity Facilities or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

**11. REVOCATION.** The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

**12. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**13. INSURANCE AND INDEMNITY.** Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.



**A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

**14. RECOVERY OF COSTS AND FEES.** In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

**15. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**16. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

**17. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**18. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

**17. NOTICES.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties as follows:

**A.** If to the District: Long Lake Ranch Community Development District  
255 Primera Boulevard, Suite 160  
Lake Mary, Florida 32746  
Attn: District Manager

With a copy to: Kutak Rock LLP

107 W. College Ave  
Tallahassee, Florida 32301  
Attn: Sarah R. Sandy

**B.** If to the Licensee: Mandas Minnows LLC  
18369 Alysbury Lane  
Land O'Lakes, Florida 34738  
Attn: Amanda Shapiro

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**18. SEVERABILITY.** Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**MANDAS MINNOWS LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:    Services**

**Exhibit A:  
Services**

- Licensee may conduct swimming lessons in the clubhouse swimming pool(s) located within the District in accordance with the provisions of this Agreement.
- Licensee may give lessons to residents and non-residents.
- Licensee's anticipated schedule for swim lessons is from 8:00 a.m. until 12:30 p.m. and 3:30 p.m. until 6:30 p.m. on Monday through Thursday (excluding holidays), during the term of this Agreement; provided however, such scheduling and designation of area of Amenity Facilities where such swim lessons may be provided is subject to Section 3 of the Agreement.
- Swimming classes are limited to a maximum of three (3) students. District Members (as such term is defined in the Facility Rules) shall receive priority enrollment each year in the month of January. Thereafter, registration is open to the public to fill any remaining spots.
- Licensee does not have the exclusive use of the swimming pool(s), but only a small portion of such swimming pool(s), as designated by the District Representative, in order to conduct classes.
- Licensee shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
- Licensee agrees to be on time and appropriately dressed. The Licensee and the students must abide by all of the clubhouse and pool policies and rules, including but not limited to the Facility Rules.
- Non-Member clients are not permitted to use the swimming pool beyond the scheduled class time and shall be limited to only use the area designated for the lessons and the restrooms during the times in which they are at a swimming lesson.
- Licensee will be responsible for all administrative functions of the program, including but not limited to scheduling, conducting classes, payroll, etc.
- Licensee shall conduct a Level I background screening pursuant to Chapter 435, Florida Statutes (the "Screening") for all staff conducting lessons and shall update the Screening as necessary.

**EXHIBIT 12.1**

**RETURN TO AGENDA**

# ESTIMATE

## Paver Rescue LLC

10810 Carrollwood Dr.  
Tampa Fl. 33618  
Mobile: +18133916159  
Email: lucas@PaverRescuellc.com  
www.PaverRescuellc.com



### Bill To

Long Lake Ranch  
Bill York  
19037 Long Lake Ranch Blvd. Lutz

### Est No :

Date :

**EST-230**

23 Dec, 2025

Sl.	Description	Qty	Rate	Amount
1	Main pool Pre treat fold mold, stains and weeds Pressure clean all pavers and block walls around trees Sand joints with hardening sand (dark color) Seal with commercial grade sealer (low shine) multiple coats	1	\$ 9,260.00	\$ 9,260.00
2	Smaller Pool Area Pre treat fold mold, stains and weeds Pressure clean all pavers and block walls around trees Sand joints with hardening sand (dark color) Seal with commercial grade sealer (low shine) multiple coats	1	\$ 6,531.00	\$ 6,531.00
			<b>Subtotal</b>	<b>\$ 15,791.00</b>
			<b>Total</b>	<b>\$ 15,791.00</b>

### Terms

We offer cleaning services for any pavers we seal to help maintain them. After sealing pavers should not be pressure cleaned. We offer a chemical wash that will help keep mold and weeds down.

## **EXHIBIT 12.2**

### **RETURN TO AGENDA**

# BAY PAVER CLEANING & SEALING

[SealingBrickPavers@gmail.com](mailto:SealingBrickPavers@gmail.com)

Cell 813-838-1533

**Customer Name:** Long Lake Ranch

**Date:** Jan 15th, 2026

Patricia Thibault CDD Manager/Bill York LLR Facilities Manager

**Address:** Long Lake Ranch Community Pools

**Number:** 727-484-8357

**Email:** [patricia@havenmgtzol.com](mailto:patricia@havenmgtzol.com)

[manager@longlakeranchcdd.com](mailto:manager@longlakeranchcdd.com)

**BAYPAVERSEALING.COM**

**Owner & Sealing Specialist Rick, 813-838-1533**

**Description of Estimate: 2 Pool Decks**

Description	Sq. Ft.	Amount
Pre treat all pool /walkway pavers with chlorine/ algaecide soak. Pressure wash all pavers with a rotary surface cleaner. Use turbo tip to clean wall block on planter walls/caps. Rinse all pavers very thoroughly. Allow pavers to dry out and then broom in beige Trident sand into all joints. Blow off excess. Hand roll/brush sealer onto pool coping to avoid getting any sealer in the pool. Apply two coats of commercial grade Seal Thane Semi Gloss Color enhancing sealer onto all pavers. Rope off area.	10,800 (Main Pool)	\$ 8,610
Same as above to community pool # 2 in Townhome area.	4,990 (Pool #2)	\$ 3,940



No foot traffic for 6 hours. Please turn any irrigation off that might hit the pavers.		
2 Year Warranty.	<b>TOTAL :</b>	<b>\$ 12,550</b>

**EXHIBIT 12.3**

**RETURN TO AGENDA**

# ESTIMATE

# EST-002080

Estimate Date: Jan 03, 2026

Expiry Date: Jan 31, 2026



## FROM:

### Tactical Pressure Washing & Paver Sealing

License: 113533

33501 Prospect Road

Dade City, FL, 33525

Email: david@tacticalpressurewashing.com

Phone: (813) 551-0966

## TO:

### Haven Management Solutions (Long Lake Ranch CDD)

Attn: Patricia Cardoso

19037 Long Lake Ranch Boulevard

Lutz, FL, 33558

Phone: (727) 484-8357

## JOB LOCATION:

### Haven Management Solutions (Long Lake Ranch CDD)

19037 Long Lake Ranch Boulevard

Lutz, FL, 33558

Phone: (727) 484-8357

## JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Paver Clean, Sand, and Seal (main pool deck and entrance)	12100.00	\$1.25	\$0.00	No Tax	\$15,125.00

**EXHIBIT 13**

**RETURN TO AGENDA**

# **Long Lake Ranch Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2025

**Long Lake Ranch CDD**  
**Balance Sheet**  
**December 31, 2025**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service 2014 Fund</b>	<b>Debt Service 2015 Fund</b>	<b>Debt Service 2016 Fund</b>	<b>Total</b>
<b>1 Assets:</b>						
2 Operating Account-SS	\$ 312,587	\$ -	\$ -	\$ -	\$ -	\$ 312,587
3 Money Market Account- SS	3,186,477	1,278,815	-	-	-	4,465,291
4 Debit Card - SS	1,412	-	-	-	-	1,412
5 Small Checking - SS	500					500
6 Petty Cash	3,187		-	-	-	3,187
7 Trust Accounts						
8 Revenue Fund	-	-	136,216	61,505	35,550	233,271
9 Reserve Fund	-	-	316,250	117,969	95,378	529,597
10 Prepayment Fund	-	-	250	-	116	366
11 Accounts Receivable	10,800	-	-	-	-	10,800
12 Assessments Receivable-On Roll	-	-	-	-	-	-
13 Excess Fees - Receivable	-	-	-	-	-	-
14 Due from Other Funds	-	4,969	350,688	260,598	211,940	828,196
15 Prepaid Expenses	1,480	-	-	-	-	1,480
16 Deposits	61,859	-	-	-	-	61,859
17 TOTAL ASSETS	<u>3,578,300</u>	<u>1,283,784</u>	<u>803,404</u>	<u>440,072</u>	<u>342,984</u>	<u>6,448,544</u>
<b>18 Liabilities:</b>						
19 Accounts Payable	43,917	-	-	-	-	43,917
20 Sales Tax	-	-	-	-	-	-
21 Accrued Expenses	10,099	-	-	-	-	10,099
22 Deffered Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	828,196	-	-	-	-	828,196
23 TOTAL LIABILITIES	<u>882,212</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>882,212</u>
<b>24 Fund Balance</b>						
25 Non-Spendable	63,338	-	-	-	-	63,338
26 Assigned: Capital Reserves	287,256	1,283,784	-	-	-	1,571,040
27 Assigned:2-Month Operating Capital	210,242	-	-	-	-	210,242
28 Restricted for Debt Service	-	-	803,404	440,072	342,984	1,586,460
29 Unassigned	2,135,252	-	-	-	-	2,135,252
30 TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 3,578,300</u>	<u>\$ 1,283,784</u>	<u>\$ 803,404</u>	<u>\$ 440,072</u>	<u>\$ 342,984</u>	<u>\$ 6,448,544</u>

LONG LAKE RANCH CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through December 31, 2025

	FY2026 Month of October	FY2025 Month of November	FY2025 Month of December	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
<b>1 Revenues:</b>							
<b>2 Assessments Levied</b>							
3 Assessments Levied (Net On-Roll)	\$ -	\$ 162,877	\$ 1,156,684	\$ 1,319,561	\$ 1,202,714	\$ 116,847	110%
4 Assessments Levied for General Fund Transfer to Res	-	-	-	-	350,000	(350,000)	0%
5 Early Payment Discount	-	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	-	0%
<b>7 Additional Revenue</b>							
8 Tennis	500	500	-	1,000	6,000	(5,000)	17%
9 Room Rentals	-	-	-	-	-	-	0%
10 Gate Access Cards	-	-	-	-	-	-	0%
11 Miscellaneous Revenue	250	-	13,411	13,661	-	13,661	0%
12 Interest	8,344	6,627	8,538	23,509	-	23,509	0%
13 Advertisement Rental	-	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	-	0%
15 Fund Balance Forward (removed)	-	-	-	-	76,518	(76,518)	0%
<b>16 TOTAL REVENUE</b>	<b>9,094</b>	<b>170,004</b>	<b>1,178,632</b>	<b>1,357,731</b>	<b>1,635,232</b>	<b>(277,501)</b>	<b>83%</b>
<b>17 Expenditures:</b>							
<b>18 Administrative</b>							
19 Supervisors-Regular Meetings	1,015	1,015	800	2,831	13,000	(10,169)	22%
20 Supervisors-Workshops	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	61	61	61	184	1,071	(887)	17%
22 Payroll Services Fees	50	50	50	150	700	(550)	21%
23 District Management	1,250	1,250	-	2,500	15,000	(12,500)	17%
24 Administrative	417	417	-	833	5,000	(4,167)	17%
25 Accounting	833	833	-	1,667	10,000	(8,333)	17%
26 Assessment Roll Preparation	417	417	-	833	5,000	(4,167)	17%
27 Dissemination Agent	250	250	-	500	3,000	(2,500)	17%
28 District Counsel	-	7,198	4,161	11,358	45,000	(33,642)	25%
29 District Engineer	-	-	-	-	10,000	(10,000)	0%
30 Arbitrage Rebate Calculation	-	-	-	-	1,500	(1,500)	0%
31 Trustee Fees	3,950	-	-	3,950	13,768	(9,818)	29%
32 Bank Fees	25	60	-	85	150	(65)	56%
33 Auditing	-	-	-	-	3,700	(3,700)	0%
34 Regulatory Permits and Fees	175	-	-	175	175	-	100%
35 Property Taxes	-	-	210	210	250	(40)	84%
36 Legal Advertising	-	-	55	55	1,500	(1,445)	4%
37 Website Hosting	-	-	1,538	1,538	2,015	(478)	76%
<b>38 TOTAL ADMINISTRATIVE</b>	<b>8,443</b>	<b>11,551</b>	<b>6,874</b>	<b>26,867</b>	<b>131,829</b>	<b>(104,962)</b>	<b>20%</b>
<b>39 Insurance</b>							
40 Public Officials, General Liability & Property Insurance	32,118	-	-	32,118	34,313	(2,195)	94%
<b>41 TOTAL INSURANCE</b>	<b>32,118</b>	<b>-</b>	<b>-</b>	<b>32,118</b>	<b>34,313</b>	<b>(2,195)</b>	<b>94%</b>
<b>42 Utilities</b>							
43 Utilities-Electricity	-	5,097	4,460	9,557	61,200	(51,643)	16%
44 Utilities-Streetlights	-	8,698	8,682	17,380	117,300	(99,920)	15%
45 Utilities-Water/Sewer	58	276	3,238	3,571	18,000	(14,429)	20%
46 Utilities-Solid Waste Assessment	240	-	221	462	1,530	(1,068)	30%
47 Utilities-Solid Waste Removal	-	-	120	120	2,040	(1,920)	6%
<b>48 TOTAL UTILITIES</b>	<b>298</b>	<b>14,071</b>	<b>16,721</b>	<b>31,090</b>	<b>200,070</b>	<b>(168,980)</b>	<b>16%</b>
<b>49 Security</b>							
50 Security Repairs & Maintenance	-	-	-	-	7,500	(7,500)	0%
<b>51 TOTAL SECURITY</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,500</b>	<b>(7,500)</b>	<b>0%</b>

LONG LAKE RANCH CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through December 31, 2025

	FY2026 Month of October	FY2025 Month of November	FY2025 Month of December	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
52 <b>Community Maintenance</b>							
53 Field Services	417	417	215	1,048	5,000	(3,952)	21%
54 Fountain Service Repair & Maintenance	-	1,546	136	1,682	5,000	(3,318)	34%
55 Aquatic Maintenance	2,460	2,460	2,460	7,380	29,520	(22,140)	25%
56 Mitigation Area Monitoring & Maintenance	-	-	-	-	3,100	(3,100)	0%
57 Aquatic Plant Replacement	-	-	-	-	2,750	(2,750)	0%
58 Fish Stocking	-	-	-	-	12,000	(12,000)	0%
59 Lake & Pond Maintenance	-	-	-	-	5,000	(5,000)	0%
60 Entry & Walls Maintenance	-	-	-	-	2,500	(2,500)	0%
61 Landscape Maintenance-Contract	14,085	14,085	14,085	42,256	180,920	(138,665)	23%
62 Landscape Replacement-Mulch	-	-	49,500	49,500	72,000	(22,500)	69%
63 Landscape Replacement Annuals	8,181	-	8,181	16,362	39,996	(23,634)	41%
64 Landscape Replacement Plants & Shrubs	-	-	-	-	90,760	(90,760)	0%
65 Tree Trimming & Maintenance	4,400	-	3,200	7,600	45,000	(37,400)	17%
66 Other Landscape-Fire Ant Treatment	-	-	-	-	4,500	(4,500)	0%
67 Irrigation Repairs & Maintenance	35	1,181	-	1,215	15,000	(13,785)	8%
68 Decorative Lights Maintenance	-	-	2,500	2,500	15,000	(12,500)	17%
69 Volunteer Supplies	-	-	-	-	-	-	0%
70 Pressure Washing	-	-	-	-	37,000	(37,000)	0%
71 Field Contingency	2,600	-	453	3,053	30,627	(27,574)	10%
72 <b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>32,177</b>	<b>19,688</b>	<b>80,730</b>	<b>132,596</b>	<b>595,673</b>	<b>(463,077)</b>	<b>22%</b>
73 <b>Road &amp; Street Facilities</b>							
74 Sidewalk Repair & Maintenance	-	-	-	-	1,000	(1,000)	0%
75 Roadway Repair & Maintenance	-	-	-	-	2,500	(2,500)	0%
76 Signage Repair & Replacement	-	-	-	-	20,000	(20,000)	0%
77 <b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,500</b>	<b>(23,500)</b>	<b>0%</b>
78 <b>Amenity Maintenance</b>							
79 Clubhouse Management	10,357	9,915	18,885	39,157	141,296	(102,139)	28%
80 Seasonal Pool Attendants	-	-	-	-	9,800	(9,800)	0%
81 Cell Phone for Attendants	-	-	-	-	100	(100)	0%
82 Pool Maintenance-Contract	3,200	3,230	3,200	9,630	40,000	(30,370)	24%
83 Dog Waste Station Supplies	-	-	-	-	3,000	(3,000)	0%
84 Amenity Maintenance & Repair	1,901	1,501	1,717	5,118	21,000	(15,882)	24%
85 Office Supplies	-	-	-	-	1,200	(1,200)	0%
86 Furniture Repair/Replacement	-	-	-	-	1,750	(1,750)	0%
87 Pool Repairs	-	-	-	-	2,000	(2,000)	0%
88 Pool Permits	-	-	-	-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	418	418	-	835	5,000	(4,165)	17%
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	-	2,000	(2,000)	0%
91 Computer Support, Maintenance & Repair	-	-	-	-	1,000	(1,000)	0%
92 Park & Playground Maintenance & Repair	-	-	-	-	6,600	(6,600)	0%
93 Pest Control	100	100	100	300	3,600	(3,300)	8%
94 Clubhouse Janitorial Supplies	-	-	-	-	3,000	(3,000)	0%
95 <b>TOTAL PARKS &amp; RECREATION</b>	<b>15,975</b>	<b>15,164</b>	<b>23,902</b>	<b>55,041</b>	<b>242,346</b>	<b>(187,305)</b>	<b>23%</b>
96 <b>Project Budget</b>							
97 Capital Outlay	-	-	-	-	50,000	(50,000)	0%
98 <b>TOTAL PROJECT BUDGET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>(50,000)</b>	<b>0%</b>
99 <b>Total Expenditures</b>	<b>89,012</b>	<b>60,474</b>	<b>128,226</b>	<b>277,712</b>	<b>1,285,231</b>	<b>(1,007,519)</b>	<b>22%</b>
100 <b>Total Excess Expenditures Over (Under) Revenues</b>	<b>(79,917)</b>	<b>109,530</b>	<b>1,050,406</b>	<b>1,080,019</b>	<b>350,001</b>	<b>1,007,519</b>	
101 <b>Total Other Financing Sources (Uses)</b>							
102 County Collection Costs	-	-	-	-	-	-	
103 Transfers In	-	-	-	-	-	-	
104 Transfers Out	-	-	-	-	350,000	350,000	
105 <b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>350,000</b>	<b>350,000</b>	
106 <b>Fund Balance - Beginning</b>	<b>1,616,070</b>	<b>1,536,152</b>	<b>1,645,683</b>	<b>1,616,070</b>	<b>1,616,070</b>		
107 <b>Net Change In Fund Balance</b>	<b>(79,917)</b>	<b>109,530</b>	<b>1,050,406</b>	<b>1,080,019</b>	<b>700,001</b>		
108 <b>Fund Balance - Ending-Projected</b>	<b>1,536,152</b>	<b>1,645,683</b>	<b>2,696,088</b>	<b>2,696,089</b>	<b>2,316,071</b>		



**Long Lake Ranch CDD**  
**Capital Reserve Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through December 31, 2025**

	<b>FY 2026 Approved Budget</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget Year-to-Date</b>
1 <b><u>Revenues:</u></b>			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	-	-
6 <b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>
7 <b><u>Expenditures:</u></b>			
8 Capital Improvement Plans (Pool)	-	-	-
9 Contingency	-	-	-
10 <b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
11 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>
12 <b><u>Other Financing Sources &amp; Uses</u></b>			
13 County Collection Costs	-	-	-
14 Transfers In from General Fund	350,000	-	(350,000)
15 Transfers Out	-	-	-
16 <b>Total Other Finances Sources &amp; Uses</b>	<b>350,000</b>	<b>-</b>	<b>350,000</b>
17 <b>Net Change in Fund Balance</b>	<b>350,000</b>	<b>-</b>	<b>(350,000)</b>
18 <b>Fund Balance-Beginning</b>	<b>1,283,784</b>	<b>1,283,784</b>	<b>-</b>
19 <b>Fund Balance - Ending</b>	<b>\$ 1,633,784</b>	<b>\$ 1,283,784</b>	<b>\$ (350,000)</b>
20 <b><u>Analysis of Fund Balance</u></b>			
21 Assigned: Future Capital Improvements	1,283,784	1,283,784	
23 <b>Fund Balance - Ending</b>	<b>1,283,784</b>	<b>1,283,784</b>	

**Long Lake Ranch CDD**  
**Debt Service -Series 2014**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through December 31, 2025**

	<b>FY 2026 Approved Budget</b>	<b>FY2026 Actual Actual Total Year-to-Date</b>	<b>Variance Over (Under) to Budget</b>
1 <b>Revenues:</b>			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 348,346	\$ 30,846
3 Excess Fees	-	-	-
4 Interest Revenue	-	4,872	4,872
5 <b>Total Revenues</b>	<b>317,500</b>	<b>353,218</b>	<b>35,718</b>
6 <b>Expenditures:</b>			
7 Interest Expense:			
8 November 1, 2025	107,250	106,800	(450)
9 May 1, 2026	105,000	-	(105,000)
10 Principal Retirement:			
11 May 1, 2026	104,100	-	(104,100)
12 Principal Prepayment	-	5,000	5,000
13 <b>Total Expenditures</b>	<b>316,350</b>	<b>111,800</b>	<b>(204,550)</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b>1,150</b>	<b>241,418</b>	<b>240,268</b>
15 <b>NET Change in Fund Balance</b>	<b>1,150</b>	<b>241,418</b>	<b>240,268</b>
16 <b>Fund Balance-Beginning</b>	<b>561,986</b>	<b>561,986</b>	<b>-</b>
17 <b>Fund Balance - Ending</b>	<b>\$ 563,136</b>	<b>\$ 803,404</b>	<b>\$ 240,268</b>

**Long Lake Ranch CDD**  
**Debt Service -Series 2015**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through December 31, 2025**

	<b>FY 2026 Approved Budget</b>	<b>FY2026 Actual Actual Total Year-to-Date</b>	<b>Variance Over (Under) to Budget</b>
1 <b><u>Revenues:</u></b>			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 258,860	\$ 22,922
3 Excess Fees	-	-	-
4 Interest Revenue	-	2,297	2,297
5 <b>Total Revenues</b>	<b>235,938</b>	<b>261,157</b>	<b>25,219</b>
6 <b><u>Expenditures:</u></b>			
7 Interest Expense:			
8 November 1, 2025	82,419	82,419	(0)
9 May 1, 2026	70,000	-	(70,000)
10 Principal Retirement:			
11 May 1, 2026	80,319	-	(80,319)
12 Principal Prepayment	-	-	-
13 <b>Total Expenditures</b>	<b>232,738</b>	<b>82,419</b>	<b>(150,319)</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b>3,200</b>	<b>178,738</b>	<b>175,538</b>
15 <b>NET Change in Fund Balance</b>	<b>3,200</b>	<b>178,738</b>	<b>175,538</b>
16 <b>Fund Balance-Beginning</b>	<b>261,334</b>	<b>261,334</b>	<b>-</b>
17 <b>Fund Balance - Ending</b>	<b>\$ 264,534</b>	<b>\$ 440,072</b>	<b>\$ 175,538</b>

**Long Lake Ranch CDD**  
**Debt Service -Series 2016**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through December 31, 2025**

	<b>FY 2026 Approved Budget</b>	<b>FY2026 Actual Actual Total Year-to-Date</b>	<b>Variance Over (Under) to Budget</b>
1 <b>Revenues:</b>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 210,523	\$ 18,642
3 Excess Fees	-	-	-
4 Interest Revenue	-	1,700	1,700
5 <b>Total Revenues</b>	<b>191,881</b>	<b>212,222</b>	<b>20,341</b>
6 <b>Expenditures:</b>			
7 Interest Expense:			
8 November 1, 2025	59,100	58,744	(356)
9 May 1, 2026	75,000	-	(75,000)
10 Principal Retirement:			
11 May 1, 2026	57,600	-	(57,600)
12 Principal Prepayment	-	5,000	5,000
13 <b>Total Expenditures</b>	<b>191,700</b>	<b>63,744</b>	<b>(127,956)</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b>181</b>	<b>148,479</b>	<b>148,297</b>
15 <b>NET Change in Fund Balance</b>	<b>181</b>	<b>148,479</b>	<b>148,298</b>
16 <b>Fund Balance-Beginning</b>	<b>194,505</b>	<b>194,505</b>	<b>-</b>
17 <b>Fund Balance - Ending</b>	<b>\$ 194,686</b>	<b>\$ 342,984</b>	<b>\$ 148,298</b>

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**Bank Reconciliation**  
**For the Period of October 1, 2025 through December 31, 2025**

Balance per Bank Statement	382,758
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Plus: Deposits in Transit	-
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Less: Outstanding Checks	(70,172)
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<b><i>Adjusted Bank Balance</i></b>	<b>312,587</b>
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Beginning Balance	371,303
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Receipts	1,886,889
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Disbursements	(1,945,606)
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<b><i>Balance per Book</i></b>	<b>312,587</b>
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**Long Lake Ranch CDD**  
**Check Register**  
**FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			<b>Beginning Balance</b>		\$	<b>87,272.28</b>
10/1/25	5065	Anchor Stone Management, LLC	Inv 14		3,583.34	83,688.94
10/1/25	5066	RedTree Landscape Systems	Landscape Maint		14,085.25	69,603.69
10/1/25	5067	Cooper Pools Inc	Pool Maintenance		3,200.00	66,403.69
10/1/25	100125ach	Duke Energy	Summary Bill 8/2-9/2		13,771.84	52,631.85
10/3/25			Deposit	5,129.29		57,761.14
10/4/25	5068	RedTree Landscape Systems	Irrigation Repairs		275.00	57,486.14
10/4/25	5069	RedTree Landscape Systems	irrigation repairs		75.64	57,410.50
10/4/25	5070	RedTree Landscape Systems	irrigation repairs		49.50	57,361.00
10/4/25	5071	RedTree Landscape Systems	irrigation repairs		148.00	57,213.00
10/4/25	5072	RedTree Landscape Systems	irrigation repairs		39.00	57,174.00
10/4/25	5073	RedTree Landscape Systems	irrigation repairs		34.50	57,139.50
10/4/25	5074	RedTree Landscape Systems	irrigation repairs		229.88	56,909.62
10/4/25	5075	RedTree Landscape Systems	irrigation repairs		75.62	56,834.00
10/4/25	5076	RedTree Landscape Systems	tree removal		650.00	56,184.00
10/4/25	5077	RedTree Landscape Systems	tree repair		3,000.00	53,184.00
10/4/25	5078	RedTree Landscape Systems	tree maint		750.00	52,434.00
10/7/25	5079	Coastal Waste & Recycling, Inc.	waste collection		120.24	52,313.76
10/7/25	5080	WRB Painting LLC	Painting		5,950.00	46,363.76
10/9/25	100925ach1	Frontier	Phone-Internet 9/15-10/14		150.99	46,212.77
10/9/25	100925ach2	Frontier	Phone-Internet 9/15-10/14/25		265.92	45,946.85
10/10/25	101025ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	45,826.61
10/10/25	101025ach	Engage PEO	BOS 10-2-25		757.10	45,069.51
10/10/25	71	William Pellan	BOS MTG 10/2-25		184.70	44,884.81
10/10/25	72	Darrell Thompson	BOS 10-2-25		184.70	44,700.11
10/15/25	5081	RedTree Landscape Systems	landscape enhancement		8,181.00	36,519.11
10/15/25	101525ach	Florida Commerce	Special Dist Filling Fee		175.00	36,344.11
10/20/25	5082	Bryans Fence LLC	Fence word		12,600.00	23,744.11
10/21/25	5083	Turner Pest Control LLC	pest control		100.00	23,644.11
10/21/25	5085	American Power Washing			2,249.00	21,395.11
10/22/25	102225ach	Pasco County Utilities Services Branch	18981 long lake ranch blvd		173.40	21,221.71
10/22/25	102225ach1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		148.55	21,073.16
10/24/25			Funds Transfer Out		500.00	20,573.16
10/28/25	5086	GHS LLC	Aquatic Maint		2,460.00	18,113.16
10/28/25			Funds Transfer In	100,000.00		118,113.16
10/29/25	5086	Egis Insurance & Risk Advisors	Policy #100125769		32,118.00	85,995.16
10/31/25	103125ach	Duke Energy	Summary Bill 9/3-10/1		12,946.08	73,049.08
<b>10/31/25</b>				<b>105,129.29</b>	<b>119,352.49</b>	<b>73,049.08</b>
11/3/25	5087	Cooper Pools Inc	Pool Maintenance		3,200.00	69,849.08
11/3/25	5088	RedTree Landscape Systems	Landscape Maint		14,085.25	55,763.83
11/3/25	5089	Anchor Stone Management, LLC	Invoice for payroll		4,989.10	50,774.73
11/3/25	5090	Anchor Stone Management, LLC	Inv 18		3,583.34	47,191.39
11/3/25	5091	Anchor Stone Management, LLC	Invoice for payroll		5,178.47	42,012.92
11/4/25			Funds Transfer	-		42,012.92
11/4/25			Funds Transfer	75,000.00		117,012.92
11/6/25			Deposit	16,639.45		133,652.37
11/10/25	5092	Blue Water Aquatics, Inc	Fountain Maint/Repair		660.15	132,992.22
11/10/25	5093	Blue Water Aquatics, Inc	Fountain Insp & Cleaning Serv		750.00	132,242.22
11/10/25	5094	Kutak Rock LLP	Gen prof Legal serv		2,150.00	130,092.22
11/10/25	5095	Kutak Rock LLP	Gen prof Legal serv		1,128.50	128,963.72
11/10/25	111025ach	Frontier	Phone and Internet		266.67	128,697.05
11/10/25	111025ach2	Frontier	Phone and Internet		150.99	128,546.06
11/10/25			Deposit	0.03		128,546.09
11/14/25	111425ach	Engage PEO	BOS 11-6-25		757.10	127,788.99
11/14/25	73	William Pellan	BOS MTG 11/6/25		184.70	127,604.29

**Long Lake Ranch CDD**  
**Check Register**  
**FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/14/25			Deposit	123,147.85		250,752.14
11/14/25	74	Darrell Thompson	BOS 11-6-25		184.70	250,567.44
11/17/25	5096	Turner Pest Control LLC	pest control		100.00	250,467.44
11/17/25	5097	Anchor Stone Management, LLC	Irrigation and Tree Walk		1,000.00	249,467.44
11/17/25	5098	Anchor Stone Management, LLC	Invoice for payroll		4,925.97	244,541.47
11/18/25	5099	Dibartolomeo, McBee, Hartley & Barnes, PA	serv rendered audited		4,150.00	240,391.47
11/18/25			Deposit	500.00		240,891.47
11/19/25	5100	Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	237,191.47
11/19/25	5101	RedTree Landscape Systems	irrigation repairs		60.00	237,131.47
11/20/25			Deposit	84,959.83		322,091.30
11/20/25			Funds Transfer		500.00	321,591.30
11/20/25			Funds Transfer		2,000.00	319,591.30
11/21/25	112125ach	Pasco County Utilities Services Branch	18981 long lake ranch		93.34	319,497.96
11/21/25	112125ach2	Pasco County Utilities Services Branch	O COMMUNITY Cntr		182.26	319,315.70
11/23/25	5102	GHS LLC	Aquatic Maintenance		2,460.00	316,855.70
11/23/25	5103	RedTree Landscape Systems	irrigation repairs		120.65	316,735.05
11/26/25			Deposit	55,704.17		372,439.22
11/26/25			Funds Transfer		1,000.00	371,439.22
11/30/25	5104	Blue Water Aquatics, Inc	fountain svcs		136.00	371,303.22
<b>11/30/25</b>				<b>355,951.33</b>	<b>57,697.19</b>	<b>371,303.22</b>
12/1/25	5105	RedTree Landscape Systems	Landscape Maint		14,085.25	355,967.96
12/1/25	5106	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	353,817.96
12/1/25	5107	Kutak Rock LLP	Reference: General prof Legal services.		1,769.00	352,048.96
12/1/25	120125ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		120.24	351,928.72
12/1/25	120125ach2	Duke Energy	Summary Bill 10/2-11/3/25		13,795.59	338,133.13
12/4/25	5108	American Illuminations & Decor Inc	Holiday wreath install/takedown		2,500.00	335,633.13
12/5/25			Deposit	1,733,911.83		2,069,544.96
12/5/25			Deposit	3,000.00		2,072,544.96
12/5/25			Deposit	10,411.00		2,082,955.96
12/7/25	5109	Cooper Pools Inc	Pool Maintenance		3,200.00	2,079,755.96
12/8/25	5110	Mike Fasano. Pasco County Tax Collector	Property Tax Collection/ 33-26-18-0030-OP200-0000		110.58	2,079,645.38
12/8/25	5111	Mike Fasano. Pasco County Tax Collector	Property Tax Collection/ 34-26-18-0020-00000-OP10		92.15	2,079,553.23
12/8/25	5112	Mike Fasano. Pasco County Tax Collector	Parcel ID 3426180020000000P10, 2025 Solid Waste Assessment		110.58	2,079,442.65
12/8/25	5113	Mike Fasano. Pasco County Tax Collector	Parcel ID 33261800300P2000000, 2025 Solid Waste Assessment		110.58	2,079,332.07
12/8/25	5114	SchoolNow	CDD ADA-PDF		1,537.50	2,077,794.57
12/9/25	5115	RedTree Landscape Systems	tree removal		3,200.00	2,074,594.57
12/9/25	120925ach	Frontier	Phone and Internet 11/15-12/14/25		266.67	2,074,327.90
12/9/25	120925ach1	Frontier	Phone and Internet 11/15-12/14/25		150.99	2,074,176.91
12/10/25	5116	Anchor Stone Management, LLC			9,172.06	2,065,004.85
12/11/25			Deposit	130,893.08		2,195,897.93
12/12/25	121225ach	Engage PEO	BOS 12-4-25		726.50	2,195,171.43
12/12/25	75	Darrell Thompson	BOS 12-4-25		184.70	2,194,986.73
12/12/25	5117	Keystone Backflow Services LLC	backflow testing		453.00	2,194,533.73
12/14/25	5118	Anchor Stone Management, LLC	Invoice for payroll		4,544.25	2,189,989.48
12/16/25	5119	Turner Pest Control LLC	pest control		100.00	2,189,889.48
12/16/25	121625ach	Florida Department of Revenue	sales tax dec 2025		6.91	2,189,882.57
12/17/25			Funds Transfer		1,000.00	2,188,882.57
12/18/25			Deposit	576.64		2,189,459.21
12/18/25			Deposit	8,096.68		2,197,555.89
12/19/25	121925ach	Pasco County Utilities Services Branch	O COMMUNITY CENTER		3,074.61	2,194,481.28
12/19/25	121925ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	2,194,317.78
12/21/25	5120	GHS LLC	2025 Aquatic Maintenance.		2,460.00	2,191,857.78
12/21/25	5121	Business Observer	Inv for 9/27/24		54.69	2,191,803.09
12/21/25	5122	Kutak Rock LLP	General prof Legal services.		2,150.00	2,189,653.09
12/21/25	5123	Kutak Rock LLP	General prof Legal services.		2,010.50	2,187,642.59

Long Lake Ranch CDD  
Check Register  
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/21/25	5124	RedTree Landscape Systems	landscape enhancement-seasonal flowers		8,181.00	2,179,461.59
12/23/25			Funds Transfer		1,800,000.00	379,461.59
12/28/25	5126	RedTree Landscape Systems	fall mulch installation		49,500.00	329,961.59
12/29/25	5128	Turner Pest Control LLC	pest control		100.00	329,861.59
12/29/25	5129	Haven Management Solutions	Billiing #3		5,168.75	324,692.84
12/29/25	5131	Haven Management Solutions	Billiing #4		215.05	324,477.79
12/30/25	123025ach	Duke Energy	Summary Bill 11/4-12/1/25		13,141.27	311,336.52
12/31/25				1,886,889.23	1,945,605.92	311,336.52



**EXHIBIT 14**

**RETURN TO AGENDA**

**EXHIBIT 15**

**RETURN TO AGENDA**

**MINUTES OF 01/07/2026 REGULAR MEETING  
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held Wednesday, January 07, 2026 at 6 p.m. at Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Teams conference.

**I. Call to Order / Roll Call**

The meeting was called to order by Ms. Thibault. Roll was called, and a quorum was confirmed with the following Supervisors present:

Heidi Clawson .....	Board of Supervisors, Chairwoman
Willaim Pellan .....	Board of Supervisors, Vice Chairman
George Smith Jr. ....	Board of Supervisors, Assistant Secretary
John Twomey .....	Board of Supervisors, Assistant Secretary
Darrell Thomson .....	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault .....	District Management, Haven Management Solutions
William York .....	Amenity Manager, Haven Management Solutions
Sarah Sandy (via Zoom) .....	Counsel, Kutak Rock LLP
Joe O'Reilly .....	Field Manager, Haven Management Solutions

**Opening Remarks and Attendance Notes**

Ms. Thibault officially called the Meeting to order after confirming the quorum had been established. Present in person were Chairwoman Clawson, Supervisor Pellan, Supervisor Smith, Supervisor Twomey, and Supervisor Thompson of the Board of Supervisors. Also present were the District Management Staff, Amenity Team, and District Counsel members attended via conference.

**II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)***

There were no audience members present.

**III. Supervisor Comments**

There were no Supervisor comments

**IV. Professional Vendor Presentations**

**A. Johnson Engineering -**

**1. Consideration of French Drain Proposal *(to be distributed)***

District management has not been given the French Drain Proposal; Ms. Thibault is going to reach out to them again regarding the drain proposal and repairing the fence.

**B. GHS Environmental Aquatic Maintenance**

**1. Aquatic Maintenance Log – 12.29.2025**

Supervisors mentioned speaking with “Chuck” regarding the current status of the ponds.

**C. Red Tree Landscape Maintenance**

**1. Landscape Maintenance Report – December 2025 *(to be distributed)***

Ms. Thibault asked Supervisor Twomey if he had heard from the maintenance company about the fire bush. He stated that he had not heard from him. Ms. Thibault will reach out to him about the sable palms, and the installation of the purchased plant material. Chairwoman Clawson advised the Board that one of the reports noted that the mulch at the back areas/backsides of the mailboxes and certain sides needed to be touched up. Supervisor Pellan informed the Board of the discrepancies between the height and status of the plant materials at different areas of the community, notably, the north side of Long Lake Ranch Blvd., from Nature View toward Sun Lake. Moving forward, Ms. Thibault will have the company specify where the installation has occurred.

## **2. Consideration of Proposals for Approval:**

- ADA Mulch Proposal for Playground - \$10,625. They had quoted \$85 a yard, for the necessary 125 cubic yards. The second vendor, Steadfast, quoted \$70 a cubic yard. John Burkett and his company could not meet the Steadfast price. Ms. Thibault received a verbal proposal for \$70 per cubic yard, amounting to \$8,750, with \$1,875 saved in total.

On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board agreed to not exceed \$8,750 in with Steadfast for the playground mulch, for the Long Lake Ranch Community Development District.

Ms. Thibault will get a formal proposal from Steadfast for execution. Ms. Thibault reiterated for the record that there were no audience members present in the amenities room or on the call to open the floor for discussion.

## **3. Field Maintenance Report: Foxtail Area**

Ms. Thibault will send a report to Red Tree for them to review.

## **D. District Counsel – Kutak Rock**

### **1. Discussion of Overpayment – Anchor Stone**

Ms. Sandy advised that Anchor Stone sent two invoices in mid-December for the amenity management services, including amenity management for December 1st through the 15<sup>th</sup>/whatever the first pay period was, and a district management invoice for the entirety of December. Anchor Stone advised that they hadn't terminated the district management agreement early, intending to serve out the contract until January 14<sup>th</sup>, offsetting the district management invoices with the overpayment amount (\$10,000). Moving forward, Ms. Sandy has spoken to Ms. Thibault and Chairwoman Clawson about sending termination notices for cause to Anchor Stone for both the amenity management and district management contracts. They did not agree with the for-cause termination (the over-payment). District Counsel received an offer to settle the overpayment and district management agreements, but the offer was set to expire December 27<sup>th</sup> and was deemed not in the district's best interests.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board rejected the offer from James Palveda, dated December 19<sup>th</sup> to rescind the for-cause designation for termination and withdraw its claim for the \$10,000 overpayment, for the Long Lake Ranch Community Development District.

Ms. Sandy had spoken to representatives from Anchor Stone, informing them that they would be legally obligated to pay the undisputed portion of the invoice, amounting to \$4,798.43. They responded, reiterating that they do not agree with the termination date (December 15<sup>th</sup>), that the dispute involving Bryan's Fence is a district issue, rather than something Anchor Stone Management should be handling. District Counsel and Chairwoman Clawson have been advised that Ms. Thibault is going to reach out to Anchor Stone's insurance carrier to see if they can make a claim.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR, the Board approved for Ms. Thibault to have reached out to the insurance carrier on behalf of the District, for the Long Lake Ranch Community Development District.

Chairwoman Clawson had attempted numerous times to handle Anchor Stone without resorting to legal measures but found them to be uncooperative. The Board discussed the merits of getting legal involved. Counsel advised the board, if they move forward with the December 15<sup>th</sup> termination date for district management, the \$1,733.87 for services would be subtracted from the \$10,000, to equal \$8,266.13. The Board found that Anchor Stone had made the overpayment mistake, not the Board. As such, they decided to move forward with legal action. The Board discussed whether to send a letter to Anchor Stone warning them that they intend to pursue legal action before serving them. The Board was interested in knowing Anchor Stone's deductible and other insurance information.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board approved for District Counsel to proceed with a court claim against Anchor Stone, for the Long Lake Ranch Community Development District.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved to ratify the termination notices sent to Anchor Stone for Amenity Management Services, for the Long Lake Ranch Community Development District.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board approved to ratify the termination letters sent to Anchor Stone for District Management Services as of December 15<sup>th</sup>, for the Long Lake Ranch Community Development District.

Ms. Sandy shared her hypothesis that Anchor Stone revised their position after the original letter to make a claim for the additional funds. Ms. Thibault shared that Anchor Stone has set a precedence with two other districts, Tampa Palms CDD and Highland Meadows 2 CDD, where they determined as of December 15<sup>th</sup>, and did not look for those fees to be paid. Supervisor Twomey quoted the notice from Anchor Stone, finding evidence of their initial agreement to the date of termination. Ms. Thibault advised the Board that Haven will not begin billing until January 15<sup>th</sup>. The Board discussed the faults with the email system and has requested any administrative passwords Mr. Palveda may have. He has not responded. Ms. Thibault requested Ms. Sandy send a formal request to Mr. Palveda for the administrative information. Ms. Sandy is going to send Ms. Thibault language to use for return of district records.

#### **V. Amenity General Manager & Field Manager – the task list updates**

1. Fire hydrants are painted and have passed inspection.
2. Two windscreens need to be installed, the inspection has been passed, and annual reports are done.
3. The pavilion lights are all working again. The GFI was bad but has been replaced with ones in the shed. Moving forward, better, more expensive GFIs will be purchased in case they go bad.
4. Foxtail was repaired, the pool was drained and refilled. It was chained so no one could get in.
5. Filters need to be cleaned and/or replaced.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board approved the \$2,300 charge for new filter cartridges, for the Long Lake Ranch Community Development District.

6. RedTree has moved on to the monuments and finally cleared the palmetto bushes from some of them.
7. Mr. York found the deck boards; they have 16 8-footers. He purchased them at Lumber Specialties. They are ready to be installed. They replaced the mailbox and added a signup sheet.

8. Fountains were not repaired at that time but the lights, fixture, and the pump were. The pump is covered in the paperwork.

9. Ms. Thibault was handed two checks for November and December, totally \$500 . Mr. York stated 3 or 4 checks a month was the average.

10. The handicap pool chair still needs to be looked at. A new battery has been purchased. Fixing this was marked high priority to avoid possible ADA issue with a new resident.

**B. Presentation for Discussion – Amenity & Field Status Report**

**C. Presentation of Communication from HCA**

They want to keep the monument as it is but remove the Long Lake Ranch signage. Chairwoman Clawson informed the Board that they [HCA] were supposed to go to Pasco County to get everything taken care of but have not, Ms. Thibault advised that they are still waiting for approval from the Board. The Board discussed the maintenance of the new signage, including painting, landscaping, and general care. The Board decided a conversation needs to be had about making sure they handle everything moving forward with Pasco County, informing them of the \$32 per month, and discuss maintaining the landscape and maintenance on the tower itself.

The Board discussed possible outcomes of changing ownership of the sign stating that the county might tell them it needs to come down and they would need to put up a new sign. The Board discussed to retain ownership of the sign to ensure Long Lake Ranch stays on the sign. District Counsel raised concerns as to funding. The Board agreed that they have no concerns with the sign mockup.

**D. Presentations of Proposals for Consideration for Approval:**

- **Sign-A-Rama** – Cost is \$869.75 for directional signs (no fishing, etc.) to be redone. Board discussed re-wording the signs for clarity. They decided to address the inventory of signs first. Mr. York committed to creating a ledger for the Board to refer to. Signs will need to be added to pool parking.
- **Pool Deck Resurfacing Project** – Both don't have replacements for the broken parts. The Board decided to get a third proposal and get the warranty information for Paver Rescue and bring it to the February Meeting. People weren't happy with how it was handled years ago.
  - Paver Rescue - \$15,791
  - Tactical Pressure Washing - \$23,750
- **Basketball Court Resurface – (to be distributed)** – Mr. York needs to reach out to asphalt companies.
  - RedTree needs to be contacted to determine if the root barriers can be installed before the court resurfacing is done.
  - Chairwoman Clawson was against removing the trees.
  - An update for the fence with one gate is needed.

**VI. Financial & Administrative Matters**

On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board accepted the November, 2025 Unaudited Financial Statements, for the Long Lake Ranch Community Development District.

**B. Presentation of Check Details for November 2025**

C. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 4<sup>th</sup>, 2025 to be brought back at the February meeting for approval.

D. Presentation of Approval Listing - 2026

**VII. Staff Reports**

A. District Manager

**VIII. Audience Comments**

No audience members were present.

**IX. Supervisor Requests**

Supervisor Smith wanted to know why the Board is not going back to the original guy to fix the pond. Ms. Thibault informed him they are out of their warranty with that company.

Chairwoman Clawson raised concerns about follow-up with the irrigation bill from Pasco as the bills were very high and they had been informed there may be a leak.

**X. Adjournment**

With no further business, a motion to adjourn was made and seconded. Upon unanimous consent, the Chair concluded the meeting.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Long Lake Ranch Community Development District.

*~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~*

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on                     , 2026.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name** ☐ Secretary ☐ Assistant Secretary

\_\_\_\_\_  
**Printed Name** ☐ Chairman ☐ Vice Chairman

**EXHIBIT 16**

**RETURN TO AGENDA**



[illegible]

[illegible]

[illegible]