



Rizzetta & Company

LTC Ranch West Residential Community Development District

**Board of Supervisors
Meeting
March 9, 2026**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

LTC RANCH WEST RESIDENTIAL DEVELOPMENT DISTRICT COMMUNITY

Board of Supervisors	Austin Burr Ben Meyers Robert Nelson James Jahna Luke Rector	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jonathan Johnson	Kutak Rock LLP
District Engineer	Kinan Husainy	Kimley-Horn and Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT
DISTRICT**

District Office · Orlando, Florida · (407) 472-2471

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.ltc ranchwestcdd.org

March 2, 2026

**Board of Supervisors
LTC Ranch West
Residential Community
Development District**

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District will be held on **March 9, 2026, at 3:45 p.m.** at **Home2Suites by Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994**. The following is the agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Meeting from the Board Of Supervisors Meeting Held on January 29, 2026 Tab 1
 - B. Consideration of Minutes of Meeting from the Audit Committee Meeting held on October 21, 2025 Tab 2
 - C. Ratification of Operation and Maintenance Expenditures for December 2025 - January 2026 Tab 3
5. **BUSINESS ITEMS**
 - A. Consideration of construction RFP (Under Separate Cover)
 - B. Consideration of Audit RFP
 - C. Consideration of Cold Recovery Fertilization Proposal..... Tab 4
6. **STAFF REPORTS**
 - A. District Counsel
 1. Discussion of Landowner Election
 - B. District Engineer
 - C. District Manager
 1. Updates on Landscape Freeze
 2. Discussion of Proposed Budget Meeting
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,

Brian Mendes

Brian Mendes
District
Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District was held on **January 29th, 2026, at 1:45 p.m.** at the **Home2 Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994**. Following is the agenda for the meeting.

Austin Burr	Board Supervisor, Chairman
Ben Meyers	Board Supervisor, Vice Chairman
Luke Rector	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Johnathan Johnson	District Counsel, Kutak Rock <i>(via phone)</i>
Kinan Husainy	District Engineer, Kimley-Horn <i>(via phone)</i>

Audience	Not Present
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FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Mendes called the meeting to order at 1:45 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public were present.

THIRD ORDER OF BUSINESS **Superior Waterway's Lake Report**

1. November & December Reports

The Members of the Board reviewed Superior Waterway's lake reports.

Mr. Mendes informed the Board that the reports have been split between subdivisions as requested.

Mr. Mendes stated he will follow up with Superior Waterway regarding invasive issues reported.

FOURTH ORDER OF BUSINESS **Consideration of Minutes of Meeting from Board of Supervisors' Meeting**

held on October 21, 2025

Mr. Mendes presented the minutes from the meeting held on October 21st, 2025, and asked if any changes were requested.

The Members of the Board reviewed the meeting minutes from meeting held on October 21st, 2025. There were no revisions requested.

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board approved the Minutes of the Regular Meeting held on October 21, 2025, for LTC Ranch West Residential Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for September – November 2025

The Members of the Board reviewed the operation and maintenance expenditure for the months of September – November 2025.

Mr. Mendes stated he will, at the Board's direction, transfer utilities to Gleneya Country Club LLC, and will include Mr. Burr and Mr. Meyers on communication with accounting team.

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board ratified Operation and Maintenance Expenditures for September 2025 (\$14,990.01) October 2025 (\$22,933.39) and November 2025 (\$26,228.28) , for LTC Ranch West Residential Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of District Items

1. Impact Landscaping Agreement for Landscape Maintenance Phase 1 & 2
2. Grau & Associates FY 25 Auditing Services
3. LTC Pay App's

The Members of the Board reviewed and approved the Impact Landscaping Agreement for Landscape Maintenance Phase 1 & 2, the Grau & Associates FY 25 Auditing Services and the LTC Pay App's.

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board ratified the Impact Landscaping Agreement for Landscape Maintenance Phase 1 & 2, the Grau & Associates FY 25 Auditing Services and the LTC Pay App's., for LTC Ranch West Residential Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Hoover Pumping Systems Maintenance Agreement for 2026/2027

Mr. Mendes reviewed Hoover Pumping Systems maintenance agreement with the Members of

88 the Board and stated it is a general maintenance program consisting of 2 preventative site visits
89 annually.

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91 The Members of the Board reviewed and approved the Hoover Pumping Systems Maintenance
92 Agreement for 2026/2027.
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On a motion by Mr. Burr, seconded by Mr. Rector, with a 3-0 vote, the Board approved the Hoover Pumping Systems Maintenance Agreement for 2026/2027, for LTC Ranch West Residential Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Agreement to
Rebate Stormwater Assessments &
Stormwater System Management for
Wylder Community**

100 The Members of the Board reviewed and approved the Agreement to Rebate Stormwater
101 Assessments & Stormwater System Management for Wylder Community.
102

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board approved the Agreement to Rebate Stormwater Assessments & Stormwater System Management for Wylder Community, for LTC Ranch West Residential Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Amended & Restated FY 2026 Annual
Assessment Resolution**

Mr. Johnson reviewed Resolution 2026-02, Amended & Restated FY 2026 Annual Assessment Resolution with the Members of the Board.

On a motion by Mr. Burr, seconded by Mr. Rector, with a 3-0 vote, the Board adopted Resolution 2026-02, Amended & Restated FY 2026 Annual Assessment Resolution, for LTC Ranch West Residential Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Grau & Associates Fiscal
Year 26 Engagement Extension Letter**

The Members of the Board reviewed the Grau & Associates fiscal year 26 engagement extension letter.

Mr. Mendes stated that the budgeted amount for auditing services are \$5,700 and the extension letter cost \$8,000.

On Motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board of Supervisors approved Grau & Associates Fiscal Year 26 Engagement Extension Letter, for LTC Ranch West Residential Community Development District.

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ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No questions.

B. District Engineer

1. Updates on Low Lake Levels

No questions.

C. District Manager

1. Q3 Website Audit Review

No questions.

TWELFTH ORDER OF BUSINESS

**Audience Comments &
Supervisor Requests**

There were no comments or requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board adjourned the Board of Supervisors' Meeting at 1:53 p.m. for LTC Ranch West Residential Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT**

The 1st meeting of the Audit Committee of the LTC Ranch West Residential Community Development District was held on **October 21, 2025, at 2:17 p.m.** at the **Home2 Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994**. Following is the agenda for the meeting.

Austin Burr	Board Supervisor, Chairman
Ben Meyers	Board Supervisor, Vice Chairman
Luke Rector	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Johnathan Johnson	District Counsel, Kutak Rock <i>(via phone)</i>
Alex Dauhtery	District Engineer, Kimley-Horn <i>(via phone)</i>

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mendes called the meeting to order at 2:17 p.m.

SECOND ORDER OF BUSINESS

Review Instruction and Criteria for Proposals with Price & Without Price

The Members of the Board reviewed and discussed options for grading criteria.

On a motion by Mr. Burr, seconded by Mr. Meyers, with a 3-0 vote, the Board approved the grading criteria for audit RFPs, Ability: 20 points, Experience: 30 points, Scope of work: 20 points, Furnish: 20 points and Price: 10 Points, for LTC Ranch West Residential Community Development District.

THIRD ORDER OF BUSINESS

Adjournment

On a motion by Mr. Burr, seconded by Mr. Rector, with a 3-0 vote, the Board adjourned the 1st Audit Committee Meeting at 2:18 p.m. for LTC Ranch West Residential Community

Development District.

[SIGNATURES ON FOLLOWING PAGE]

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 3

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 41,766.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Port St. Lucie Utility Systems Dept.	20251204-2	16897634 ACH	Account # 1073560848881 10958 NW Furyk DR 10/25	\$ 390.28
City of Port St. Lucie Utility Systems Dept.	20251204-2	16897634 ACH	Account # 1073560848881 10958 NW Furyk DR 10/25	\$ 0.95
City of Port St. Lucie Utility Systems Dept.	20251204-3	16897635 ACH	Account # 1073560848883 - 10958 A NW Furyk DR 10/25	\$ 56.11
City of Port St. Lucie Utility Systems Dept.	20251204-3	16897635 ACH	Account # 1073560848883 - 10958 A NW Furyk DR 10/25	\$ 0.95
City of Port St. Lucie Utility Systems Dept.	20251204-1	16897636 ACH	Account # 1073560848884 - 10958 B NW Furyk DR 10.25	\$ 29.47
City of Port St. Lucie Utility Systems Dept.	20251204-1	16897636 ACH	Account # 1073560848884 - 10958 B NW Furyk DR 10.25	\$ 0.95
Elite Christmas Lighting	300087	3716	Christmas Lighting 11/25	\$ 3,162.68
Impact Landscaping & Irrigation, LLC	300075	INV-76653	Landscaping Maintenance 11/25	\$ 6,716.10
Impact Landscaping & Irrigation, LLC	300075	INV-76739	Landscaping Maintenance 12/25	\$ 9,725.00
Impact Landscaping & Irrigation, LLC	300075	INV-76765	Landscaping Maintenance 12/25	\$ 6,716.10
Kimley-Horn and Associates, Inc.	300076	33540218	Engineering Services 09/25	\$ 2,756.21
Kimley-Horn and Associates, Inc.	300076	33944923	Engineering Services 10/25	\$ 1,820.04
Kutak Rock, LLP	300077	3659249 12423-1	Legal Services 10/25	\$ 3,760.00
Kutak Rock, LLP	300077	3674251 12423-1	Legal Services 11/25	\$ 1,557.00

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LLS Tax Solutions, Inc.	300078	003912	Arbitrage Services Series 2024 - AA4 for Period Ending 06/15/2025	\$ 500.00
LLS Tax Solutions, Inc.	300078	003913	Arbitrage Services Series 2024 - AA4 for Period Ending 06/15/2025	\$ 500.00
Rizzetta & Company, Inc.	300071	INV0000104419	Bond Amortization Schedules 10/25	\$ 600.00
School Now	300073	INV-SN-1125	Full-featured websites and Monthly reporting, error correction and training resources 11/25	\$ 1,537.50
Superior Waterway Services, Inc.	300079	110539	Lake Maintenance	\$ 1,806.00
USA TODAY Media Corp	300074	7454961	Legal Advertising 11/25	\$ <u>131.36</u>
Total Report				\$ <u>41,766.70</u>

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 167,495.89**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Disclosure Technology Services LLC	300080	1548	DTS MUNI " CDA SaaS, 1 Year Subscription, Year 2026 Continuing	\$ 5,000.00
Impact Landscaping & Irrigation, LLC	300081	INV-76257	Landscape Maintenance 10/25	\$ 9,725.00
Impact Landscaping & Irrigation, LLC	300081	INV-76258	Landscape Maintenance 11/25	\$ 9,725.00
Impact Landscaping & Irrigation, LLC	300081	INV-76450	Install Mulch 11/25	\$ 30,800.00
Impact Landscaping & Irrigation, LLC	300088	INV-77177	Landscaping Maintenance 01/26	\$ 9,725.00
Impact Landscaping & Irrigation, LLC	300088	INV-77178	Landscaping Maintenance 01/26	\$ 6,716.10
Kimley-Horn and Associates, Inc.	300082	34211361	Engineering Services 11/25	\$ 2,465.42
Rizzetta & Company, Inc.	300083	INV0000106250	Accounting Services 01/26	\$ 5,707.83
Saint Lucie County Property Appraisers Office	300084	INV-1410	Non ad Valorem 2024 TRIM Notice 12/25	\$ 71,824.78
Superior Waterway Services, Inc.	300085	109758	Lake Maintenance 11/25	\$ 1,806.00
Superior Waterway Services, Inc.	300085	110443	Lake Maintenance 12/25	\$ 2,380.00
Superior Waterway Services, Inc.	300085	111242	Lake Maintenance 01/26	\$ 2,380.00

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Superior Waterway Services, Inc.	300085	111338	Lake Maintenance 01/26	\$ 1,806.00
U.S. Bank	300086	7978540	Trustee Fees S2021B 11/01/25 - 10/31/26	\$ 3,178.63
U.S. Bank	300086	7979718	Trustee Fees S2021A 11/01/25 - 10/31/26	\$ <u>4,256.13</u>
Total Report				\$ <u>167,495.89</u>

Tab 4



Supplemental fertilization plays an important role in helping plants recover from cold stress and freeze damage, especially when potassium, calcium, and humic acid are included in the nutrient program. After a freeze event, plants often experience slowed growth, weakened root systems, and compromised cell structure, all of which can delay recovery.

Potassium helps regulate water movement, enzyme activation, and metabolic processes, improving stress tolerance and overall plant efficiency. Calcium strengthens cell walls and membranes, helping reduce further tissue breakdown and supporting new growth. Humic acid enhances soil biology and nutrient availability, stimulating root development while improving root strength and nutrient uptake efficiency.

Polyon controlled-release fertilizer delivers these nutrients in a steady, consistent manner. This uniform release prevents nutrient surges, supports sustained root recovery, enhances plant vigor, and helps restore overall plant health as temperatures warm. This allows palms and landscape plants to transition out of cold stress more effectively and consistently.

Below is a breakdown of how each component in this specialized blend supports freeze-damaged ornamental plants, palms, and trees:

Nitrate Nitrogen – A highly mobile nutrient that acts as a key growth signal in plants. It stimulates root development, leaf growth, and chlorophyll production, helping plants resume active growth after stress.

Ammoniacal Nitrogen – A rapidly absorbed and longer-lasting nitrogen source that promotes deep green vegetative growth, supports root development, and supplies nitrogen needed for protein synthesis.

Urea Nitrogen – Encourages steady vegetative growth and enhances chlorophyll production, contributing to improved color and canopy density.

Potash (Potassium) – A vital macronutrient that activates enzymes responsible for photosynthesis, protein synthesis, and starch formation. It also improves stress tolerance and water regulation.

Magnesium – A central component of chlorophyll and essential for photosynthesis, directly contributing to green color and energy production.

Copper – Activates important enzyme systems and supports reproductive and metabolic processes.

Iron – Essential for chlorophyll production and efficient photosynthesis, helping restore healthy green color following cold injury.

Manganese – Functions as an enzyme activator in photosynthesis, respiration, and nitrogen metabolism.

Zinc – Supports enzyme function, protein synthesis, and hormone regulation, all critical for balanced growth and recovery.

Humic Acid – Acts as a soil conditioner and plant growth stimulant, improving nutrient uptake, soil structure, microbial activity, and water retention.

Chlorine – An essential micronutrient that supports photosynthesis, stomatal regulation, and moisture balance within plant tissues.

Impact Landscaping & Irrigation, LLC
 1562 Park Lane South Suite 700
 Jupiter FL 33458
 5615759501 PH
 5615759503 FX



PROPOSAL

DATE: 2/11/2026
CLIENT: Bristol II @ Wylder HOA
COMMUNITY: Bristol II @ Wylder
CONTACT: Aaron Bland
PREPARED BY: Matt Nereau
DEPARTMENT: Agronomics
JOB #: 1714

QUANTITY	DESCRIPTION	UNIT COST	EXTENDED
Fertilizer Application For Cold Recovery			
1	Common Areas, Berms, and Entrance	\$ 7,326.00	\$ 7,326.00
1	Fertilizer application on 101 homes	\$ 3,663.00	\$ 3,663.00
			\$ 10,989.00

Accepted

Date

Matt Nereau
 Impact Landscaping & Irrigation LLC

2/11/2026

Date

Proposal is good for 30 days.

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due and continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping and Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping and Irrigation, LLC all reasonable costs, charges, expenses and attorney's fees expended or incurred therein.