

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

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

Present:

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

Also present:

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Russ Smith	Armstrong Homes
Ayla Hart	BRG Consulting LLC
Maria Mijares	Vesta
Heather Beladi	Vesta
Krista Turley	Vesta

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:49 a.m. Supervisors Armstrong, Norris and Wiese were present. Supervisor Agha attended via telephone. Supervisor Garcia was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of District Management Transition Items

A. Acceptance of Termination of JP Ward and Associates, LLC District Management Services

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

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

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

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

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

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

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

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|-----------------|---------------------|
| Chris Armstrong | Chair |
| Andrea Agha | Vice Chair |
| Craig Wrathell | Secretary |
| Alec Morris | Assistant Secretary |
| Ron Wiese | Assistant Secretary |
| David Garcia | Assistant Secretary |
| Chris Conti | Assistant Secretary |
| Cindy Cerbone | Assistant Secretary |
| Craig Wrathell | Treasurer |
| Jeffrey Pinder | Assistant Treasurer |

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

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

Ms. Cerbone presented Resolution 2026-03.

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

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

Ms. Cerbone presented Resolution 2026-04.

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

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

Ms. Cerbone presented Resolution 2026-05.

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

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

This item was deferred.

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

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

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

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

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

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

FOURTH ORDER OF BUSINESS

Consideration of District Counsel Transition Items

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

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

B. Consideration of Kutak Rock LLP Retention and Fee Agreement

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Setting a Public Hearing to Adopt Rules Relating to Parking and Parking Enforcement; and Providing for Severability and an Effective Date

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

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

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

SIXTH ORDER OF BUSINESS

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

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

Ms. Cerbone presented Resolution 2026-09.

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

SEVENTH ORDER OF BUSINESS

Consideration of Traffic Enforcement Agreement

Mr. Earlywine presented the Traffic Enforcement Agreement.

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

EIGHTH ORDER OF BUSINESS

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

This item was deferred.

NINTH ORDER OF BUSINESS

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

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

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

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

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

ELEVENTH ORDER OF BUSINESS

Approval of June 17, 2025 Regular Meeting Minutes

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

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Tillman and Associates Engineering, LLC**

There were no District Counsel or District Engineer reports.

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

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

The next meeting will be on May 14, 2026 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Armstrong and seconded by Mr. Wiese, with all in favor, the meeting adjourned at 10:58 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair