
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.

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, June 8, 2015, at 1:30 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Carlos Gregory	Board Supervisor, Chairman (<i>via phone</i>)
Allen Converse	Board Supervisor, Vice Chairman
John Moneyheffer	Board Supervisor, Assistant Secretary
Judy Lammers	Board Supervisor, Assistant Secretary
Robert Barber	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Michelle Moss	Lifestyle Director
Dave Walter	Access Residential Management
John Cornelius	ValleyCrest Landscape
Albert Armas	Valley Crest Landscape
Josh McGarry	Aquatic Systems

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Officer**

Mr. Roethke administered the oath of office to Mr. Barber and he responded in the affirmative. Mr. Roethke informed Mr. Barber that as a Board Supervisor he is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00. Mr. Barber declined compensation.

THIRD ORDER OF BUSINESS

Audience Comments

Audience members made the following questions and/or comments below:

- The pond near 58th St. Circle East needs attention.
- Asked how green the landscaping company is. Mr. Cornelius answered that they use no harsh chemicals.
- Commented that there are people speeding in the neighborhoods.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 11, 2015

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular meeting held on May 11, 2015 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for the Month of April 2015

Mr. Gregory asked Mr. Roethke for an update of all costs related to the fitness center expansion. This will be presented at the next meeting.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board ratified the operation and maintenance expenditures for April 2015 totaling \$135,359.59 for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report. Mr. Gregory asked about the status of the turnover for Phase 2B-3 from the developer to the CDD. A discussion ensued, and this will be added to the agenda for the July meeting.
- B. District Engineer
No report.
- C. Activities Director
Ms. Moss reviewed her management report with the Board and reviewed the expenditures for the past month. She also discussed recent events at the clubhouse from the past month and upcoming events for the next month. A discussion ensued regarding additional equipment for the fitness center. Proposals will be presented at the next meeting, but the Board would like to install a television in the gym.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved to set a (\$1,000.00) not-to-exceed amount for the flat-panel TV to be wall-mounted in the gym for Harrison Ranch Community Development District.

D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, July 13, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.

E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape maintenance report with the Board and entertained various questions regarding landscape issues.

(Mr. Armas and Mr. Cornelius left the meeting while in progress at 1:56 pm)

F. Pond Maintenance Update
Mr. McGarry reviewed the pond maintenance report with the Board and discussed some algae issues that are currently being addressed. Mr. McGarry also discussed the status of the treatment of midge flies.

(Mr. McGarry left the meeting while in progress at 2:02 pm)

SEVENTH ORDER OF BUSINESS

**Consideration of Change Order #1
for Fitness Center Expansion
Contract**

Mr. Roethke presented a change order for the fitness center expansion that has been completed and requires Board ratification.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board ratified the change order #1 for fitness center expansion contract with Holmes Construction at a total increase of \$2,312.19 for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal from
Dynamark for Security System
Upgrade**

Mr. Roethke presented several proposals for security system upgrades to the Board. Ms. Moss reviewed the details of the proposals with the Board. Mr. Moneyheffer requested that the Board listen to a review of the proposals by an audience member, Charlie Parker. Mr. Parker added comments to these proposals and a discussion ensued.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from That's Smart for security system upgrades at a cost of \$19,402.86 plus out of hours video monitoring at \$5.00 per day and proposal from Dynamark at a cost of \$265.18 for memory upgrades for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Review of Proposed Budget for Fiscal Year 2015/2016

Mr. Roethke presented a revised version of the proposed budget for Fiscal Year 2015/2016 to the Board. Several reductions have been made to various line items within the budget. The Board reviewed the budget and disc used these changes. Minor changes were made to the overall budget.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved changes made to the Proposed Budget for Fiscal Year 2015/2016 for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Engagement Letter

Mr. Roethke presented an Arbitrage Rebate Engagement Letter from LLS Tax Solutions to the Board.

On a Motion by Ms. Lammers, seconded by Mr. Gregory, with all in favor, the Board approved the engagement letter from LLS Tax Solutions for an arbitrage rebate calculation at a cost of \$650.00 for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Follow-up to Audience Comments

Mr. Roethke reviewed the audience comment follow-up sheet with the Board.

TWELFTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Roethke presented the monthly unaudited financial statement to the Board.

THIRTEENTH ORDER OF BUSINESS

Presentation of 2015 Maintenance Items

Mr. Roethke presented the list of 2015 maintenance items to the Board.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Moneyheffer commented he has issues with Pulte's sales office location.

Mr. Moneyheffer commented about the fishing enforcement.

Ms. Moss commented about the variation in color on the fitness center floor. Ms. Moss will get a colored strip installed to separate the two types of flooring in the gym.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 3:08 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

