

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, July 13, 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
Allen Converse	Board Supervisor, Vice Chairman
John Moneyheffer	Board Supervisor, Assistant Secretary
Judy Lammers	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.

(Mr. Mulock arrived while the meeting was in progress at 1:32 pm)

SECOND ORDER OF BUSINESS

Audience Comments

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

- Asked the status of full-time HOA/CDD manager.
- Asked about the status of playground cover.
- Asked questions about the pool and ponds.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on June 8, 2015**

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular meeting held on June 8, 2015 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for the Month
of May 2015**

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board ratified the operation and maintenance expenditures for May 2015 totaling \$71,507.77 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Mulock presented a proposal for a public facilities report for Harrison Ranch.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal for a public facilities report by ZNS Engineering at a cost of (\$3,500.00) for Harrison Ranch Community Development District.

- C. Activities Director
Ms. Moss presented a proposal from LaPensee Pools for new poolside cleaning equipment. This will allow the vacuum to reach the floor of the center of the pool. The Board did not approve this proposal at this time.

Ms. Moss distributed her monthly activities report and reviewed it with the Board. Ms. Moss requested to have rock installed behind the pool equipment to help with drainage and clean up this area.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved a not-to-exceed amount of (\$410.00) for rock installation for Harrison Ranch Community Development District.

- D. District Manager
Mr. Roethke announced the next Final Budget Public Hearing and Regular Meetings of the Board of Supervisors is scheduled for Monday, August 10, 2015 at 6:30 pm at the Harrison Ranch Clubhouse.

- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape maintenance report with the Board and updated them on the status of current maintenance items.

- F. Pond Maintenance Update
Mr. McGarry reviewed the pond maintenance inspection report with the Board and discussed any current maintenance issues.

SIXTH ORDER OF BUSINESS

**Presentation of Engineer's
Certificate for Phase IIB3, Bill of
Sale for Phase IIB3, and Special
Warranty Deed for Phase IIB3**

Mr. Roethke presented the Engineer's Certificate, Bill of Sale and Special Warranty Deed for Phase IIB3 to the Board. Mr. Earlywine and Mr. Mulock added comments regarding the details of this Engineer's Certificate with the Board.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the Engineer's Certificate, Bill of Sale and Special Warranty Deed for Phase IIB3 for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from
ValleyCrest for Phase IIB3
Landscape and Irrigation
Maintenance**

Mr. Roethke presented a proposal from ValleyCrest for Phase IIB3 landscape and irrigation maintenance.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest for Phase IIB3 landscape and irrigation maintenance at a cost of \$1,220.00 per month for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Aquatic systems for Phase IIB3 Aquatic Maintenance

Mr. Roethke presented a proposal from Aquatic Systems for Phase IIB3 aquatic maintenance.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Aquatic Systems for Phase IIB3 aquatic maintenance at no additional cost for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Wetland Buffer Maintenance for IIB3

Mr. Roethke presented a proposal from Cardno for Phase IIB3 wetland buffer maintenance. The Board would like to see additional proposals before approving this. Aquatic Systems can provide a proposal at the next meeting.

TENTH ORDER OF BUSINESS

Ratification of Proposal from ValleyCrest for Annual Installation

Mr. Roethke presented a proposal from ValleyCrest for annual installation that requires Board ratification.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board ratified the proposal from ValleyCrest for annual installation at a total cost of (\$8,652.90) for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Landscape Proposals from ValleyCrest

Mr. Roethke presented landscape enhancement proposals from ValleyCrest that require Board ratification.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board ratified the proposals from ValleyCrest for landscape enhancements at a total cost of (\$1,880.00) for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Fitness Center Expansion Costs

Mr. Roethke presented a breakdown of all costs related to the fitness center expansion and explained to the Board that the District did come in under budget. This will allow for some money to be used for some additional equipment or other upgrades to the room.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for Fitness Equipment

Mr. Roethke presented several proposals for fitness equipment to be added to the fitness center. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposals for new fitness equipment from Commercial Fitness Products at a total cost of (\$12,997.23) to be paid from the Capital Reserve Fund for Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Blinds in Fitness Center

Mr. Roethke presented a proposal from Décor and Designs for blinds to be added to the fitness center windows.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Décor and Designs for blinds in the fitness center at a cost of (\$945.00) to be paid from the capital reserve fund for Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposal for No Fishing Signs

Mr. Roethke presented a proposal for No Fishing signs to be added to all the ponds within the District. A discussion ensued.

On a Motion by Ms. Lammers, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from Signature Signs for the installation of No Fishing signs at a cost of (\$4,515.00) for Harrison Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposal for A/C Repairs

Mr. Roethke presented a proposal from Air Comfort Services for A/C repairs.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from Air Comfort Services for A/C repairs at a cost of (\$2,396.00) pending insurance review for Harrison Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposal for Swing Replacement

Mr. Roethke presented a proposal from Miller Recreation for a swing replacement.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Miller Recreation for swing replacement at a cost of (\$419.00) for Harrison Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Ratification of Proposal for Pool Pump Repair

Mr. Roethke presented a proposal from LaPensee Pools for pool pump repair that requires Board ratification.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board ratified the proposal from LaPensee Pools for pool pump repair at a cost of (\$5,100.00) for Harrison Ranch Community Development District.

NINETEENTH ORDER OF BUSINESS

Presentation of Audit for Fiscal Year Ending 2014

Mr. Roethke presented the audit for Fiscal Year ending 2014 to the Board for their review. Mr. Roethke mentioned that it was a clean audit. The auditor's opinion was unqualified and there were no instances or adverse findings reported for this District.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board accepted the audit for Fiscal Year ending 2014 for Harrison Ranch Community Development District.

TWENTIETH ORDER OF BUSINESS

Follow-up to Audience Comments

Mr. Roethke presented the list of follow-up to audience comments to the Board.

Consideration of Proposal for Additional Staffing

Mr. Walter presented a proposal from Access Residential Management for additional staffing at the clubhouse. A discussion ensued regarding the details of this proposal. This employee will be split 50/50 between CDD and HOA work.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Access Residential Management for additional clubhouse staffing at a total cost of (\$37,500 annually) pending an agreement drafted by District Counsel with final sign-off by the Board Chair for Harrison Ranch Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Roethke presented the monthly unaudited financial statement to the Board. No formal Board action was taken.

TWENTY-SECOND ORDER OF BUSINESS

Presentation of 2015 Maintenance Items

Mr. Roethke presented the list of 2015 maintenance items to the Board. A discussion ensued regarding the new security camera system that is being installed. Ms. Moss updated the Board on the plans for turnover to the new system.

TWENTY-THIRD ORDER OF BUSINESS

Supervisor Requests

Mr. Gregory asked about a soccer club.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lammers, seconded by Mr. Gregory, with all in favor, the Board adjourned the meeting at 3:18 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

