

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 and Final Budget meetings of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, August 10, 2015, at 6:30 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

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
Tracy Hecht	Amenities Manager
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

Audience Comments

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

- Requested tree trimming in common areas on 50th St. Circle E. Mr. Armas confirmed this will be done by the end of August.
- Asked if landscaper can mow under tree at east end of pond located at 11011 55th Court E. Mr. Armas will add this to his schedule.
- Commented that there are pond issues at 98th Ave. E. and 99th Ave. E.
- Asked if residents are allowed to have backyard gardens. This is an HOA issue.
- Pool issues with people not showering before entering the pool.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 13, 2015

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular meeting held on July 13, 2015 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board ratified the operation and maintenance expenditures for June 2015 totaling (\$114,516.00) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine presented the Board with a draft of the Third Amendment to the Amenities Management Agreement with Access Residential Management. This covers additional operations staffing at the clubhouse. A discussion ensued and Mr. Roethke introduced Ms. Hecht to the Board as the new Operations Manager covered by this agreement.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the Third Amendment to Amenities Management agreement, pending review by District Counsel and final sign-off by Board Chair for Harrison Ranch Community Development District.

(Ms. Hecht left while the meeting was in progress at 6:47 p.m.)

B. District Engineer

No report.

C. Activities Director

Ms. Moss reviewed her activities report with the Board and discussed several upcoming events. Ms. Moss also discussed the mailing she will be doing to notify residents of the new access system, and she requested the Board to approve costs for the mailing.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved a cost of (\$700.00) for the mass mailing for the new security system 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, September 14, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.

E. Landscape Maintenance Update

Mr. Armas reviewed the landscape maintenance report with the Board, including design concepts for landscape renovations to the subdivision entrances. The Board took no action on the landscape renovation proposals at this time.

F. Pond Maintenance Update

Mr. McGarry reviewed the pond maintenance inspection report with the Board. No formal Board action was taken.

SIXTH ORDER OF BUSINESS

Consideration of Proposals from ValleyCrest

Mr. Roethke presented proposals from ValleyCrest for the Board's review. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the proposal from ValleyCrest for plant replacement and drainage upgrades at a cost of (\$1,700.00), pending review of the site by the District Engineer for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Wetland Buffer Maintenance for Phase 2B3

Mr. Roethke presented proposals for wetland buffer maintenance for Phase 2B3 to the Board. A discussion ensued regarding the details of each proposal. Mr. McGarry reviewed Aquatic Systems' proposal and answered various questions from the Board.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from Aquatic Systems for Wetland Buffer maintenance at a cost of \$7,420.00 quarterly with a \$500.00 one-time start-up fee for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Fitness
Equipment Maintenance**

Mr. Roethke presented a proposal from Commercial Fitness Products for fitness equipment maintenance. A discussion ensued regarding the details of this proposal.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from Commercial Fitness Products for fitness equipment maintenance at a cost of \$1,580.00 annually for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2015/2016
Budget**

On a Motion by Ms. Lammers, seconded by Mr. Converse, with all in favor, the Board opened the public hearing on budget and special assessments for Harrison Ranch Community Development District.

Mr. Roethke reviewed the budget with the Board and entertained various questions from the audience. No changes were made to the Budget.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board closed the public hearing on budget and special assessments for Harrison Ranch Community Development District.

**Consideration of Resolution 2015-10,
Adopting Final Budget for Fiscal Year
2015/2016**

Mr. Roethke presented Resolution 2015-10 to the Board, which will adopt the final budget for Fiscal Year 2015/2016.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board adopted Resolution 2015-10 for Harrison Ranch Community Development District.

**Consideration of Resolution 2015-11,
Imposing Special Assessments**

Mr. Roethke presented Resolution 2015-11 to the Board, which will impose special assessments and certify the tax roll for Fiscal Year 2015/2016.

On a Motion by Ms. Lammers, seconded by Mr. Converse, with all in favor, the Board adopted Resolution 2015-11 for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-12,
Meeting Schedule for Fiscal Year
2015/2016**

Mr. Roethke presented Resolution 2015-12 to the Board, which will set the meeting schedule for the next Fiscal Year 2015/2016.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2015-12 for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Holiday
Lighting**

Mr. Roethke presented a proposal for holiday lighting to the Board.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from Decorating Elves for holiday décor at a cost of (\$4,601.00) for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Calculation Series 2007**

Mr. Roethke presented the Arbitrage Rebate Calculation for the Series 2007 bonds, noting that there is no arbitrage liability at this time.

THIRTEENTH ORDER OF BUSINESS

Follow-up to Audience Comments

Mr. Roethke presented the audience comment follow-up sheet to the Board. No formal Board action was taken.

FOURTEENTH 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.

FIFTEENTH ORDER OF BUSINESS

Presentation of 2015 Maintenance Items

Mr. Roethke presented the list of 2015 maintenance item list to the Board. Mr. Converse suggested changing the name to wish list items rather than maintenance items and asked for pricing for some of these items where available. Mr. Converse also requested an item to be added for changing the turf on the soccer field from Bahia to Bermuda grass.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Earlywine asked the Board if they would like to authorize transfers for future phases in between meetings.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved future phase turnovers, pending review of the documents by District Counsel and certification by the County and District Engineer, with official ratification to be approved by the Board at the next regularly scheduled meeting for Harrison Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 8:13 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman