

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, September 14, 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.
Tracy Hecht	Operations Manager
Courtney Lynch	Lifestyle's Assistant
Dave Walter	Access Residential Management
John Cornelius	Valley Crest 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

Audience Comments

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

- Requested to have the "No trespassing" sign moved to a different location
- Asked about the new access system and guest pass registration
- Commented about the trash and pond maintenance

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on August 10, 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 August 10, 2015 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board ratified the operation and maintenance expenditures for July 2015 totaling (\$111,223.71) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Activities Director
Ms. Lynch reviewed the Clubhouse Activities Report with the Board. A discussion ensued regarding several items.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, October 12, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.
- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape report with the Board. Mr. Gregory asked for updates on several landscape issues, including days lost for rain.
- F. Pond Maintenance Update
Mr. McGarry reviewed the pond maintenance inspection report with the Board and discussed any issues.

SIXTH ORDER OF BUSINESS

Presentation of Engineer's Certificate for Phase 2A3

This item was tabled.

SEVENTH ORDER OF BUSINESS

Presentation of Bill of Sale for Phase 2A3

This item was tabled.

EIGHTH ORDER OF BUSINESS

Presentation of Special Warranty Deed for Phase 2A3

This item was tabled.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Phase 2A3 Pond Maintenance

Mr. Roethke presented a proposal to add Phase 2A3 pond maintenance to the current contract with Aquatic Systems.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from Aquatic Systems for Phase 2A3 pond maintenance at no additional monthly cost for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Bermuda Turf Installation at Soccer Field

Mr. Roethke presented a proposal from ValleyCrest with options for installing Bahia Turf at the soccer field. The Board did not approve this proposal at this time.

ELEVENTH ORDER OF BUSINESS

Consideration of Additional Security System Upgrades

Mr. Roethke presented proposals for additional security system upgrades. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Bright Sky for Security System monitoring at a cost of \$30.00 monthly plus \$220.00 installation fee for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Public Facilities Report

This item was tabled until the next meeting.

THIRTEENTH ORDER OF BUSINESS

Consideration of Insurance Proposals

Mr. Roethke presented several proposals for CDD insurance to the Board. 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 proposal from Stahl & Associates for CDD insurance at a total cost of (\$17,566.00) for Harrison Ranch Community Development District.

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 Wish List

Mr. Roethke presented the 2015 Wish List to the board. A discussion ensued regarding several items. Mr. Roethke will continue to update pricing as needed.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Gregory said that the Willow Bend District Expansion will not happen.

Mr. Gregory requested updated reporting from Ms. Hecht going forward.

Mr. Gregory recommended buying a gift for Ms. Moss' recent baby delivery.

Mr. Moneyheffer requested a concrete pad to be placed under a current bike rack.

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 3:00 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman