
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, January 11, 2016, 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
Allen Converse	Board Supervisor, Vice Chairman
John Moneyheffer	Board Supervisor, Assistant Secretary
Judy Lammers	Board Supervisor, Assistant Secretary
Justin Leech	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
John Cornelius	Valley Crest Landscape
Albert Armas	Valley Crest Landscape
Josh McGarry	Aquatic Systems
Tracy Hecht	Operations Manager

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:

- Asked a question about the pool furniture that needs to be replaced and brought up issues with street lights, as well as, landscaping issues.
- Asked a question about golf carts.
- Asked a question about hog damage and lily pads on ponds.
- Asked a question about lights at entrances and Christmas decorations.
- Asked a question about tree trimming and ants.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on November 9, 2015, 2015**

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on November 9, 2015 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for the Month
of October and November 2015**

Mr. Moneyheffer found two landscaping invoices from ValleyCrest that were incorrectly billed to Harrison Ranch CDD. Mr. Roethke will follow up to have these reimbursed.

On a Motion by Mr. Gregory seconded by Mr. Converse,, with all in favor, the Board ratified the operation and maintenance expenditures for October 2015 totaling (\$151,215.54) and for November 2015 totaling (\$50,699.33) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
No Report.
- C. Clubhouse Staff
Ms. Hecht reviewed the clubhouse management report with the Board. A discussion ensued regarding several topics, including additional yellow posts at the nature trail entrances, a potential firearm safety class, and reports on vandalism at the clubhouse.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, February 8, 2016 at 1:30 pm at the Harrison Ranch Clubhouse.
- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape maintenance report with the Board. A discussion ensued regarding several landscape issues.
- F. Pond Maintenance Update
Mr. McGarry reviewed the pond maintenance inspection report with the Board.

Mr. McGarry also discussed midge fly issues on some ponds within the District, specifically SWF-37.

On a Motion by Mr. Gregory seconded by Ms. Lammers, with all in favor, the Board approved a not-to-exceed amount of (\$1,500.00) for treatments to pond SWF-37 for Harrison Ranch Community Development District.

(Mr. McGarry left while the meeting was in progress at 7:21 p.m.)

SIXTH ORDER OF BUSINESS

Consideration of Proposal from ValleyCrest

Mr. Roethke presented several landscape proposals to the Board, including sod replacement and plant installation.

On a Motion by Mr. Gregory seconded by Ms. Lammers, with all in favor, the Board approved proposals from ValleyCrest for sod replacement and plant installation at a total cost of (\$5,977.00) for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Proposal from ValleyCrest for Annual Rotation

Mr. Roethke presented a proposal from ValleyCrest for annual installation that was previously executed and requires Board ratification.

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

(Mr. Cornelius and Mr. Armas left while the meeting was in progress at 7:26 p.m.)

EIGHTH ORDER OF BUSINESS

Consideration of Proposed Boundary Amendment

Mr. Roethke informed the Board that since the proposed Boundary Amendment from 2015 will not be taking place, a motion should be passed to rescind Resolution 2015-09, which originally approved the Boundary amendment.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board rescinded Resolution 2015-09 for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Public Hearing on Amenity Rules and Rates

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board opened the Public Hearing for Harrison Ranch Community Development District.

Mr. Roethke presented the updated Amenity Rules and Rates to the Board and a discussion ensued regarding several items. Several minor changes were made to the Rules, including naming conventions.

Ms. Hecht and Ms. Moss asked the Board to consider setting a specific pool temperature. The Board recommended an optimal range of 78 to 82 degrees Fahrenheit for the pool temperature. There were no comments from the audience.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board closed the Public Hearing for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2016-02, Adopting Amenity Rules and Rates

Mr. Roethke presented Resolution 2016-02 to the Board, which will adopt the amended Amenity Rules and Rates.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2016-02 for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Fourth Amendment to the Amenities Management Agreement and Consideration of Subcontractor for Program Services

Mr. Roethke presented the Fourth Amendment to the Amenities Management Agreement and Mr. Earlywine reviewed the details of this document with the Board. This authorizes a form of agreement for subcontracts with program services, which is an exhibit to this agreement.

On a Motion by Mr. Converse, seconded by Mr. Leech, with all in favor, the Board approved the Fourth Amendment to the Amenities Management Agreement, as well as, the Subcontract for Program Services for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Additional Security Camera Installation

Mr. Roethke presented a previously approved proposal for an additional security camera installation that requires Board ratification.

On a Motion by Ms. Lammers seconded by Mr. Gregory, with all in favor, the Board ratified the proposal from That's Smart for additional security camera installation at a cost of (\$1,000.00) for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding CDD Facebook Page

Ms. Hecht discussed the possibility of creating a CDD Facebook page with the Board. The Board was not in favor of a CDD Facebook page.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Clubhouse Maintenance Repairs

Mr. Roethke presented a proposal for clubhouse maintenance repairs to the Board. A discussion ensued.

On a Motion by Ms. Lammers seconded by Mr. Gregory, with all in favor, the Board approved the proposal from Conway and Sons for various clubhouse maintenance (ie: painting, caulking, cleaning, etc.) at a cost of (\$7,164.50) to be paid from the construction fund for Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

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

SIXTEENTH ORDER OF BUSINESS

Presentation of 2016 Wish List

Mr. Roethke presented the 2016 Wish List to the Board. A discussion ensued regarding several items on the wish list, and Mr. Roethke will add an item for furniture replacement and clubhouse flooring.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Moneyheffer discussed potentially replacing pool furniture and also asked about commercial advertising within the CDD.

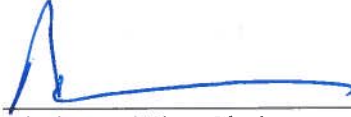
EIGHTEENTH NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 8:14 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman