

## 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, October 12, 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	<b>Board Supervisor, Chairman</b>
Allen Converse	<b>Board Supervisor, Vice Chairman</b> <i>(joined meeting in progress)</i>
John Moneyheffer	<b>Board Supervisor, Assistant Secretary</b>
Judy Lammers	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Tracy Hecht	<b>Operations Manager</b>
John Cornelius	<b>Valley Crest Landscape</b>
Albert Armas	<b>Valley Crest Landscape</b>
Josh McGarry	<b>Aquatic Systems</b>

Audience	<b>Present</b>
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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 about conservation area maintenance
- Asked a question about a HOA related fine
- Asked about tree trimming on Harrison Ranch Boulevard
- Asked a questions about sidewalk repairs

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
held on September 14, 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 September 14, 2015 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

A discussion ensued regarding several invoices. Mr. Roethke will submit an insurance claim for the pool pump repairs.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board ratified the operation and maintenance expenditures for August 2015 totaling (\$85,496.78) for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Mr. Mulock presented the Public Facilities Report to the Board and reviewed the details. A discussion ensued regarding several items within the report.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board accepted the Public Facilities Report and authorized that it be filed with the county pending review by District Counsel for Harrison Ranch Community Development District.

- C. Clubhouse Staff  
Ms. Hecht reviewed the clubhouse management report with the Board and a discussion ensued regarding several items. Mr. Gregory reminded Ms. Hecht to add the financials from Access into the clubhouse reports going forward.
- D. District Manager  
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, November 9, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.

- E. Landscape Maintenance Update  
Mr. Cornelius reviewed the landscape report with the Board. The Board reviewed a map of potential areas to move and add several No Trespassing signs near the pond banks. Mr. Roethke will bring a proposal for these changes back to the Board at the next meeting.
- F. Pond Maintenance Update  
Mr. McGarry reviewed the pond maintenance inspection report with the Board and also discussed the status of the new conservation area maintenance that began at the beginning of this month.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Phase 2A3  
Landscape and Irrigation Maintenance**

Mr. Roethke presented a proposal from ValleyCrest for landscape and irrigation maintenance for Phase 2A3.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest for Phase 2A3 landscape and irrigation maintenance (\$1,065 per month) pending acceptance of the Phase 2A3 property for Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Proposals for Annual  
Flower Rotation**

Mr. Roethke presented a proposal for the annual flower rotation, which has been previously executed and requires Board ratification.

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

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Mulch**

Mr. Roethke presented a proposal for mulch installation.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest for mulch installation (\$38,150) for Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Nature Trail Repair**

Mr. Roethke presented a proposal to the Board for a repair to the nature trail.

On a Motion by Mr. Moneyheffer, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from ValleyCrest for nature trail repair (\$730) for Harrison Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Lighting Repairs**

Mr. Roethke presented a proposal to the Board for lighting repairs. This will replace any landscape or monument light that is currently out. The Board requested an updated proposal for the installation of LED lights that will be presented at the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Additional Security System Upgrades**

Mr. Roethke presented a proposal for additional security system upgrades. A discussion ensued regarding the details of this proposal. The Board would like to install two additional cameras, but not the voice over IP door station.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from That's Smart for additional security system upgrades (\$790) for Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposals for Janitorial Services**

Mr. Roethke presented several proposals for janitorial services to the Board. A discussion ensued regarding the details of each proposal. Mr. Gregory suggested getting additional bids for maintenance from other vendors and bringing those back to the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Amendments to Amenity Rules**

Mr. Roethke reviewed the Amenity Rules and Rates with the Board and Ms. Hecht presented a list of potential changes for the Board to consider. A discussion ensued regarding each potential change. The Board made some suggestions which will be incorporated into a draft to be reviewed again at the next meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of Liquor Liability Insurance Proposal**

Mr. Roethke presented a liquor liability insurance proposal which has been previously executed and required Board ratification.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board ratified the liquor liability insurance proposal from Stahl & Associates (\$625.79) 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 2015 Wish List**

Mr. Roethke presented the 2015 Wish List to the board. A discussion ensued regarding several items on the wish list.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Moneyheffer asked about adding resolutions to the CDD website.

Mr. Moneyheffer inquired about reserve funds and tracking what is spent.

Mr. Moneyheffer asked about the Board Supervisor seats.

Mr. Converse asked about the concrete pad for the bike racks.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board adjourned the meeting at 3:31 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman