

## 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, February 8, 2016, 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>
John Moneyheffer	<b>Board Supervisor, Assistant Secretary</b>
Judy Lammers	<b>Board Supervisor, Assistant Secretary</b>
Justin Leech	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping Green &amp; Sams (via phone)</b>
Sarah Sandy	<b>District Counsel, Hopping Green &amp; Sams (via phone)</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Michelle Moss	<b>Lifestyle Director</b>
John Cornelius	<b>Valley Crest Landscape</b>
Albert Armas	<b>Valley Crest Landscape</b>
Tracy Hecht	<b>Community Manager</b>
Taylor Jones	<b>Life Styles Assistant</b>
Audience	<b>Present</b>

*(Ms. Mackie arrived while the meeting was in progress at 1:32 p.m.)*

#### 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 CDD contracts and street lights
- Asked a question about the budget
- Asked a question about signage
- Asked a question about pond maintenance
- Asked a question about midge fly treatments

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on January 11, 2016**

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 January 11, 2016 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board ratified the operation and maintenance expenditures for December 2015 totaling (\$118,532.02) 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 Report with the Board. Ms. Hecht also requested the Board to approve an expenditure for a wall-mounted flier holder for the clubhouse. The Board had no issues with this.  
  
Ms. Moss reviewed the current events with the Board.
- D. District Manager  
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, March 14, 2016 at 1:30 pm at the Harrison Ranch Clubhouse.  
  
It was noted that Mr. Leech had not switched his email address to the web email address as of the meeting.
- 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 was not in attendance at the meeting, but Mr. Roethke updated the Board on the current status of the midge fly treatments and fish stocking in pond SWF-37.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Top Choice Fire Ant Treatment**

Mr. Roethke presented a proposal for Top Choice Fire Ant treatment to the Board.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest for Top Choice Fire Ant treatment at a total cost of (\$4,395.00) for Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Preserve Clean Up**

Mr. Roethke presented a proposal from ValleyCrest to bush hog a common area next to preserve next to 58<sup>th</sup> Street Circle E. Mr. Cornelius reviewed the details of this proposal with the Board.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest for bush hogging at a cost of (\$825.00) for Harrison Ranch Community Development District.

*(Mr. Cornelius and Mr. Armas left while the meeting was in progress at 2:19 p.m.)*

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Pool Furniture**

Mr. Roethke presented several different proposals for pool furniture repair and/or replacement. Ms. Hecht reviewed the details of these proposals with the Board. The Board tabled this item until the next meeting.

*(Mr. Gregory left while the meeting was in progress at 2:45 p.m.)*

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Balustrade Steel Pole Installation**

Mr. Roethke presented a proposal for Balustrade Steel pole installation, which should help keep ATV's and other off-road vehicles out of the nature trails. The Board did not approve this proposal at this time.

**TENTH ORDER OF BUSINESS**

**Consideration of Additional Security System Equipment**

Mr. Roethke presented a proposal from That's Smart for additional security equipment. The Board discussed the details of this proposal.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved proposal from That's Smart for an additional camera and access control card reader at a total cost of (\$1,190.00) for Harrison Ranch Community Development District.

*(Ms. Mackie left while the meeting was in progress at 2:59 p.m. and Ms. Sandy arrived while the meeting was in progress at 2:59 p.m.)*

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Motion Sensor Faucets**

Mr. Roethke presented a proposal to install motion sensor faucets to the clubhouse restrooms. The Board requested additional proposals to be presented at the next meeting.

**TWELFTH 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.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of 2016 Wish List**

Mr. Roethke presented the 2016 Wish List to the Board. No formal Board action was taken.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Moneyheffer asked about numbering the street lights. Mr. Mulock will create a map with street light numbers for the District.

Ms. Jones mentioned that they are working on a 5K Fun Run for the District.

Mr. Moneyheffer asked about new overflow parking areas.

**FIFTEENTH NINETEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 3:29 p.m. for Harrison Ranch Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman

