

---

**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, March 14, 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>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams</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>
Josh McGarry	<b>Aquatic Systems</b>
Taylor Jones	<b>Life Styles Assistant</b>
Tracy Hecht	<b>Community Manager</b>

Audience

**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 member(s) made the following questions and/or comments below:

- Asked a question about easement maintenance and drainage.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on February 8, 2016**

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 February 8, 2016 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for the Month of January 2016**

On a Motion by Mr. Moneyheffer, seconded by Mr. Gregory, with all in favor, the Board ratified the operation and maintenance expenditures for January 2016 totaling (\$122,017.24) for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No Report.
- B. District Engineer  
Mr. Mulock reviewed a street light maintenance exhibit with the Board, and also discussed the potential for overflow parking at the amenity center.
- C. Clubhouse Staff  
Ms. Moss and Ms. Hecht reviewed the Clubhouse Staff and Activity Reports with the Board. A discussion ensued regarding using Event Brite for clubhouse events going forward. Mr. Converse requested that a link to the Harrison Ranch HOA website be placed on the CDD website.
- D. District Manager  
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, April 11, 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. A discussion ensued regarding algae and midge fly issues.

*(Mr. McGarry left while the meeting was in progress at 2:18 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals from  
ValleyCrest**

Mr. Roethke presented proposals from ValleyCrest for the Board's review.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposals from ValleyCrest for playground mulch installation at a total cost of (\$2,762.85) for Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from  
ValleyCrest for Phase 2B5B Landscape  
and Irrigation Maintenance**

Mr. Roethke presented a proposal from ValleyCrest to add landscape and irrigation maintenance for Phase 2B5B to their current contract.

On a Motion by Mr. Moneyheffer, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from ValleyCrest for landscape and irrigation maintenance for Phase 2B5B at a cost of (\$1,560.00 per month) for Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Drainage  
Repairs**

Mr. Roethke presented proposals from ValleyCrest to the Board for drainage repairs. Mr. Cornelius reviewed the details of these proposals with the Board.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposals from ValleyCrest for drainage repairs at a cost of (\$2,570.00) for Harrison Ranch Community Development District.

*(Mr. Cornelius and Mr. Armas left while the meeting was in progress at 2:33 p.m.)*

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Clubhouse  
Flooring Upgrades**

Mr. Roethke presented proposals for clubhouse flooring upgrades to the Board. A discussion ensued. The Board would like to see additional proposals provided for this at the next meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pool Furniture**

Mr. Roethke presented proposals for new pool furniture to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved proposal from Florida Patio Furniture for pool furniture at a total cost of (\$34,212.00) for Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Motion Sensor Faucets**

Mr. Roethke presented proposals for motion sensor faucets to the Board. The Board did not approve any proposals at this time.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Form of Waiver and Consent Agreement**

Mr. Roethke distributed an updated waiver and Mr. Earlywine reviewed the details of this document with the Board. This waiver can be used for the upcoming 5K and also can be used for future events.

On a Motion by Mr. Converse seconded by Mr. Gregory, with all in favor, the Board approved the form of waiver and consent agreement for Harrison Ranch Community Development District.

**THIRTEENTH 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.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of 2016 Wish List**

Mr. Roethke presented the 2016 Wish List to the Board. A discussion ensued regarding several items.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Moneyheffer asked about purchasing a PA system, the security voice down procedure, and the number of lots within the District.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Converse seconded by Mr. Gregory, with all in favor, the Board adjourned the meeting at 3:24 p.m. for Harrison Ranch Community Development District.

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/Vice Chairman