
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, April 11, 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	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
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Michelle Moss	Lifestyle Director
John Cornelius	Valley Crest Landscape
Albert Armas	Valley Crest Landscape
Tracy Hecht	Community Manager

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:

- Commented about the conservation area overgrowing.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on March 14, 2016

Mr. Gregory mentioned an issue with the adjournment motion in the minutes (16th vs. 19th) order of business.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the minutes (as amended) of the Board of Supervisors' regular meeting held on March 14, 2016 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for the Month of February 2016

On a Motion by Mr. Gregory, seconded by Mr. Lammers, with all in favor, the Board ratified the operation and maintenance expenditures for February 2016 totaling (\$89,278.48) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine updated the Board on the results of any changes from the most recent legislative session.
- B. District Engineer
Mr. Mulock discussed several follow-up items from the last meeting, including the street light exhibit and parking lot expansion.
- C. Clubhouse Staff
Ms. Moss and Ms. Hecht reviewed the Clubhouse Staff and Activity Reports with the Board. Mr. Moneyheffer asked to see a copy of the Scope of Services for Access Residential Management. Mr. Roethke will email this to the Board.
- D. District Manager
Mr. Roethke announced the next regular and proposed budget meeting of the Board of Supervisors is scheduled for Monday, May 9, 2016 at 6:30 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. Roethke reviewed the pond maintenance inspection report with the Board.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals from
ValleyCrest**

Mr. Roethke presented proposals from ValleyCrest for plant replacements to the Board. This was tabled and will be discussed at next month's meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Irrigation
and System Upgrades**

Mr. Roethke presented a proposal from ValleyCrest for irrigation system upgrades to the Board. Mr. Cornelius added comments regarding the details of the proposal. Mr. Gregory informed the Board that Pulte will pay for these upgrades.

(Mr. Cornelius and Mr. Armas left while the meeting was in progress at 2:03 p.m.)

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals for Amenity
Center Expansion Architecture Services –
Phase 2**

Mr. Roethke presented a proposal from Ugarte Architecture for services related to Phase 2 of the Amenity Center Expansion. A discussion ensued regarding the details of this proposal. The Board requested updates to the scope before this proposal will be approved.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Clubhouse
Flooring Upgrades**

Mr. Roethke presented proposals for clubhouse flooring upgrades to the Board. The Board decided to include this item in the Scope of Phase 2 of the Clubhouse Expansion. However, they would like to move forward with removing the carpet insert and installing wood floors in the main clubhouse area.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved proposal from Aldrich Flooring for wood flooring installation at a cost totaling (\$2,223.75) for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Street
Light Numbering**

Mr. Roethke provided a proposal to number the street lights within the District. The Board did not approve this at this time.

ELEVENTH ORDER OF BUSINESS

**Presentation of Monthly Unaudited
Financial Statement**

Mr. Roethke presented the monthly unaudited financial statement to the Board. A discussion ensued regarding several items on the financial statement.

TWELFTH ORDER OF BUSINESS

Presentation of 2016 Wish List

Mr. Roethke presented the 2016 Wish List to the Board. Mr. Roethke will update with changes for the next meeting.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Converse asked to have the nature trail signs changed from Pulte Homes to Harrison Ranch.

Mr. Moneyheffer asked when pool security will begin this year.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gregory seconded by Mr. Converse, with all in favor, the Board adjourned the meeting at 2:37 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman