

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, May 9, 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:

Allen Converse	Board Supervisor, Vice Chairman
John Moneyheffer	Board Supervisor, Assistant Secretary
Judy Lammers	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
Josh McGarry	Aquatic Systems
Tracy Hecht	Community Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order at 6:30 pm and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

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

- Question about trail maintenance and ATVs trespassing on the trail.
- Question about pond maintenance and midge flies.
- Question about pool hours.

THIRD ORDER OF BUSINESS

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

On a Motion by Mr. Converse, seconded by Ms. Judy Lammers, with all in favor, the Board approved the minutes (as amended) of the Board of Supervisors' regular meeting held on April 11, 2016 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of March 2016

A discussion ensued regarding several invoices. Mr. Roethke will have Access reimburse the District \$25 for a Craigslist advertisement invoice.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the Operations and Maintenance Expenditures (subject to the one change noted) for the Month of March 2016 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2007 Construction Requisitions, #DC17 (see recap)

Mr. Roethke and Mr. Earlywine discussed the details of this construction requisition with the Board.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board ratified the Series 2007 Construction Requisitions, #DC17 for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
There was no report
- B. District Engineer
Mr. Mulock will look at a drainage issue behind the clubhouse and tennis court.
- C. Clubhouse Staff
Ms. Hecht and Ms. Moss reviewed the monthly activities report with the Board.
- D. District Manager
The Next Regular Meeting of the Board of Supervisors is scheduled for Monday, June 13, 2016 @ 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 midge fly issues.

Mr. McGarry presented a Bream Stocking proposal to the Board, which should help with midge fly issues.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the proposal form Aquatic systems for Bream Stocking at a Not to Exceed cost of \$2,000 for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of ValleyCrest Proposal for Plant Replacement Items

Mr. Roethke presented several plant replacement proposals to the Board, and Mr. Cornelius added comments regarding each proposal. A discussion ensued. Mr. Converse requested a line-by-line cost breakdown of the comprehensive plant install proposal. Mr. Cornelius will have this prepared for the next meeting.

On a Motion by Mr. Converse, seconded by Ms. Judy Lammers, with all in favor, the Board approved the proposal from ValleyCrest for various plant installations at a cost of \$1,381.56 for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Amenity Center Expansion Architecture Services – Phase 2

Mr. Roethke presented a proposal from Ugarte Architecture for Phase 2 of the Amenity Center Expansion. Mr. Roethke informed the Board that the approximate budget of expanding the current plans by another 30'x16' would be an additional \$11,800 for architectural services and would increase the overall costs to \$220,000. A discussion ensued.

On a Motion by Mr. Converse, seconded by Ms. Judy Lammers, with all in favor, the Board approved proposal from Ugarte Architecture for Phase 2 of the Amenity Center Expansion Architecture Services at a cost of \$3,480 in substantial form, pending review by District Counsel for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Seasonal Pool Security

Mr. Roethke presented proposals for seasonal pool security and Ms. Hecht and Ms. Moss reviewed the details of these proposals with the Board.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Tops HR Staffing for seasonal pool security at a cost of \$9,456 pending District Counsel review for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS Presentation of Registered Voter Count

The number of registered voters as of April 15, 2016 was 1,553 people.

The qualifying period for the November 2016 elections will begin at noon on June 20, 2016 and end at noon on June 24, 2016. Accordingly, the notice for the 2016 elections **must be published by the District on or before June 6, 2016**, in order to comply with Chapter 190, Florida Statutes.

ELEVENTH ORDER OF BUSINESS

Presentation of Proposed Budget for fiscal Year 2016/2017

Mr. Roethke presented the Proposed Budget for Fiscal Year 2016/2017 and reviewed each of the line items with the Board. Several changes were made throughout the budget.

(Mr. Mulock left at 9:07 pm while the meeting was still in progress)

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03,
Approving Proposed Budget and Setting
the Public Hearing**

Mr. Roethke presented Resolution 2016-03 to the Board, which will approve the proposed budget and set the date, time and location for the Final Budget public hearing.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse with all in favor, the Board adopted the Resolution 2016-03, and authorized staff to issue the appropriate budget and assessment notices, for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Monthly Unaudited
Financial Statement**

Mr. Roethke presented the monthly 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 on the wish list.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lammers seconded by Mr. Converse, with all in favor, the Board adjourned the meeting at 9:49 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman