

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, June 13, 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 Gregorgy	Board Supervisor, Chair
Allen Converse	Board Supervisor, Vice Chairman (<i>via phone</i>)
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	BrightView
Albert Armas	BrightView
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 members made the following questions and/or comments below:

- Question about future landscape installations and solicitations
- Question about future roadway expansions

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on May 9, 2016**

Mr. Converse identified an error with the motion box on the Sixth Order of Business. Mr. Roethke will have this amended.

On a Motion by Mr. Gregory, seconded by Ms. Judy Lammers, with all in favor, the Board approved, as amended, the minutes of the Board of Supervisors' regular meeting held on May 9, 2016 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of April 2016**

A discussion ensued regarding several invoices.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the Operations and Maintenance Expenditures for the month of April 2016 (\$66,252.20) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
There was no report

- B. District Engineer
Mr. Mulock discussed a drainage issue behind the clubhouse with the Board. It may cost an estimated \$20,000 - \$30,000 to fully repair the drainage issues in this area. The Board will continue to monitor the issue, but did not approve anything at this time.

- C. Clubhouse Staff
Ms. Moss and Ms. Hecht reviewed the Activities Report with the Board. Ms. Moss discussed the first Harrison Ranch 5K run that recently took place.

- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, July 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.

Mr. Roethke informed Mr. Cornelius that there have been some complaints about

common area mowings being missed. Mr. Moneyheffer also mentioned that the new playground area was also not mowed on a consistent basis. Mr. Cornelius ensured the Board that they will get caught up with mowing this week.

- F. Pond Maintenance Update
Mr. Roethke reviewed the pond maintenance inspection report with the Board. No major issues were noted.

SIXTH ORDER OF BUSINESS

Consideration of ValleyCrest Proposal for Plant Replacement Items

Mr. Roethke presented several proposals from Valley Crest for plant replacement to the Board. A discussion ensued. Mr. Gregory requested revised proposals for the plant replacement to be provided at the next meeting. Mr. Cornelius will provide these.

(Mr. Cornelius and Mr. Armas left while the meeting was in progress at 2:25 p.m.)

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Natural Trail Signage

Mr. Roethke presented a proposal for updated Natural Trail Signage to the Board. The Board would like to see a revised signage proposal at the next meeting. Ms. Hecht will work on this.

EIGHTH ORDER OF BUSINESS

Ratification of Subdivision Plat Phase IIA4 & IIA5

Mr. Roethke presented the Consent to Ratification of Subdivision Plat for Phases IIA4 and IIA5. This has already been submitted and requires Board ratification. Mr. Earlywine added comments regarding the details of this document..

<p>On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board ratified the Consent to Subdivision Plat for Phases IIA4 and IIA5 for Harrison Ranch Community Development District.</p>

NINTH ORDER OF BUSINESS

Consideration of Proposal for A/C Maintenance

Mr. Roethke presented a proposal for A/C system maintenance to the Board. The Board would like to see additional proposals at the next meeting.

Ms. Hecht discussed issues with one of the compressors in the clubhouse. Mr. Roethke presented proposals to have this replaced.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved a not-to-exceed amount of (\$3,106.41) to replace the broken air compressor (Unit 1) with final approval by Board Chair for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Report
dated 4-30-16**

Mr. Roethke presented the Arbitrage Rebate Calculation Report to the Board and mentioned that there is no arbitrage liability at this time.

ELEVENTH 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.

TWELFTH 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.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Converse asked about requirements for night swimming in the clubhouse pool.

Mr. Moneyheffer asked for an update on the pool monitoring.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 3:02 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman