

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, July 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 Gregorgy	Board Supervisor, Chair
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
Tracy Hecht	Community Manager
John Cornelius	BrightView
Albert Armas	BrightView
Josh McGarry	Aquatic Systems
Ed Bulleit	MBS Captial Markets
David Bishop	Ugarte Architecture

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 playground shade structure
- Question about signage regarding nature trails

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 13, 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 June 13, 2016 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Roethke identified two invoices for landscaping that will need to be billed back to Pulte.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Operations and Maintenance Expenditures for the month of May 2016 (\$126,279.64) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
There was no report
- B. District Engineer
Mr. Mulock Board updated the Board on several items, including boundary disputes and drainage issues.
- C. Clubhouse Staff
Ms. Moss and Ms. Hecht reviewed the Activities Report with the Board. Several items were discussed, including pool tile issues, light repairs, and nature trail naming.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, August 8, 2016 at 6:30 pm at the Harrison Ranch Clubhouse. The final budget will be presented during this meeting.
- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape maintenance report with the Board. A discussion ensued regarding several landscape issues, including pond bank mowing issues.

- F. Pond Maintenance Update
Mr. Roethke reviewed the pond maintenance inspection report with the Board. A discussion ensued regarding several issues, including algae and midge flies.

(Mr. McGarry left while the meeting was in progress at 1:59 p.m.)

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. The Board is waiting for a revised proposal. ValleyCrest will have this ready by the next meeting.

SEVENTH ORDER OF BUSINESS

Ratification of Proposal for Annual Flower Rotation

Mr. Roethke presented a proposal for the annual flower rotation to the Board. This has already been executed and requires Board ratification.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board ratified the proposal from ValleyCrest for annual flower rotation at a cost of (\$8,580.00) for Harrison Ranch Community Development District.

(Mr. Cornelius and Mr. Armas left while the meeting was in progress at 2:01 p.m.)

EIGHTH ORDER OF BUSINESS

Consideration of Engagement Letter from MBS Capital Markets

Mr. Bulleit addressed the Board and discussed the possibility for refunding the District's 2007 Series Bonds. A discussion ensued and Mr. Bulleit entertained various questions from the Board. The Board discussed setting up a workshop to discuss their options on this potential refunding.

Mr. Roethke presented an engagement letter from MBS Capital Markets to the Board.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the investment banking engagement letter with MBS Capital Markets for Harrison Ranch Community Development District.

On a Motion by Mr. Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the investment banking engagement letter with MBS Capital Markets set the date, time, and location for the bond workshop to be held on August 25, 2016 at 1:30 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 for Harrison Ranch Community Development District.

(Mr. Bulleit left while the meeting was in progress at 2:56 p.m.)

NINTH ORDER OF BUSINESS

**Consideration of Bid Documents for
Clubhouse Expansion- Phase 2**

Mr. Bishop presented bid documents for Phase 2 of the clubhouse expansion to the Board. A discussion ensued and Mr. Bishop entertained various questions from the Board.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Clubhouse Expansion Phase 2 Bid documents, pending review by District Counsel for Harrison Ranch Community Development District.

(Mr. Bishop left while the meeting was in progress at 3:16 p.m.)

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Nature
Trail and No Trespassing Signage**

Mr. Roethke presented a proposal for Nature Trail entry and No Trespassing signage to the Board. A discussion ensued regarding the details of the No Trespassing signage. The Board would like to add "Residents and Patrons Only" under the No Trespassing verbiage. The Board would also like to add additional signs for each trail head with the name of each trail on each sign.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Sign-A-Rama for Nature Trail Entry and No Trespassing signage at a cost of not-to-exceed amount of (\$2,500.00) for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Roof
Maintenance and Inspection**

Mr. Roethke presented a proposal for roof maintenance and inspection, and Ms. Hecht reviewed the details of this proposal with the Board.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Florida Southern Roofing for roof maintenance and inspection at a cost of (\$700.00), to be paid from the capital reserve account for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal for A/C
Repairs**

Mr. Roethke presented a proposal for A/C repairs to the Board. Ms. Hecht detailed issues they have been experiencing with the A/C units at the clubhouse over the last few weeks. One of the units has already been replaced, but the vendor is recommending replacement of all 4 units.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Gator Air Conditioning for A/C repairs at a total cost of (\$24,850.00), to be paid from the capital reserve account for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for A/C System Maintenance

Mr. Roethke presented several proposals for A/C System maintenance to the Board. There are several different options on the proposals for the number of preventative maintenance visits per year.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Gator Air Conditioning and Plumbing for A/C maintenance (4 total visits per year) at a total cost of (\$2,448.00) for Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-04, Declaring Vacancy

Mr. Roethke presented Resolution 2016-04 to the Board, which will declare a vacancy on Board Supervisor Set number 5 after the election in November of this year.

Mr. Gregory introduced Deborah Hudrlik to the Board, who will be taking over Mr. Gregory's seat at a future CDD meeting.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board adopted Resolution 2016-04 for Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of 2015 Audit Report

Mr. Roethke presented the 2015 Audit Report to the Board. It was noted that the Auditor's opinion was unqualified and there were no instances of adverse findings reported for this District.

On a Motion by Ms. Lammers, seconded by Mr. Gregory, with all in favor, the Board accepted the 2015 Audit Report for Harrison Ranch Community Development District.

SIXTEENTH 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.

SEVENTEENTH 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.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Moneyheffer discussed the addition of a new veranda or gazebo after the new clubhouse expansion takes place.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 3:56 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman