

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, August 8, 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:

Carlos Gregory	Board Supervisor, Chair (<i>via phone</i>)
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
Karen Wilson	District Engineer, ZNS Engineering, L.C.
Michelle Moss	Lifestyle Director
Debi Hudrlik	Pulte Group
Amanda Miller	Aquatic Systems
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 street lights and landscaping.
- Question about voting on issues.

THIRD ORDER OF BUSINESS

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

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on July 11, 2016 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

A discussion ensued regarding several invoices.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the Operations and Maintenance Expenditures for the month of June 2016 (\$60,955.80 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
There was no report.
- B. District Engineer
There was no report.
- C. Clubhouse Staff
Ms. Moss reviewed the Clubhouse Activities Report with the Board. A discussion ensued regarding staffing issues. Mr. Roethke updated the Board on a few items, including issues with the clubhouse toilets, paver repairs, and hog trapping.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, September 12, 2016 at 1:30 pm at the Harrison Ranch Clubhouse. The Bond Workshop will be on August 25, 2016 at 1:30 p.m. at the Harrison Ranch Clubhouse.
- E. Landscape Maintenance Update
Mr. Roethke reviewed the landscape maintenance report with the Board. A discussion ensued regarding several landscape issues. The Board requested that Mr. Roethke speak with John Cornelius regarding recent landscaping issues throughout the community.

**1. Consideration of ValleyCrest Proposal
for Plant Replacement Item**

Mr. Roethke presented a proposal from ValleyCrest for plant replacements. The Board tabled this item until the next meeting.

F. Pond Maintenance Update

Ms. Miller reviewed the pond maintenance inspection report with the Board.

(Ms. Miller left while the meeting was in progress at 7:00 p.m.)

SIXTH ORDER OF BUSINESS

Presentation of Resignation Letter

Mr. Roethke presented a resignation letter from Board Supervisor, Carlos Gregory.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board accepted the resignation letter from Carlos Gregory and appointed Debora Hudrlik to seat #3 for Harrison Ranch Community Development District.

Mr. Roethke administered the oath to Ms. Hudrlik and Ms. Hudrlik replied in the affirmative. Mr. Roethke informed Ms. Hudrlik that as a Board Supervisor she is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800 per year. Ms. Hudrlik declined compensation.

Mr. Roethke presented a resignation letter from Board Supervisor, Justin Leech.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board accepted the resignation letter from Justin Leech and appointed Carlos Gregory to seat #4 for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-05, Re-Designating Officers

Mr. Roethke presented Resolution 2016-05 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following:

Deborah Hudrlik as Chairman, Allen Converse as Vice Chairman, with the remaining Board Members as Assistant Secretaries.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2016-05 which re-designated the Board Supervisors for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Options for Clubhouse
Floor Replacement**

The current vendor did not supply any options for the meeting. The Board requested to see proposals from new vendors for this project.

(Mr. Leech left while the meeting was in progress at 7:15 p.m.)

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Pool
Maintenance Vendor**

Mr. Roethke presented proposals for a new pool maintenance vendor to the Board. A discussion ensued regarding the details of each proposal. The Board would like to see references from both Hallelujah Pools and KBR Pools and also requested that they attend the next meeting to discuss the details of their proposals.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06,
Adopting FY 2016/2017 Meeting Schedule**

Mr. Roethke presented Resolution 2016-06 to the Board, which will set the meeting schedule for Fiscal Year 2016/2017.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2016-06 for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearings Regarding Fiscal Year
2016/2017 Budget and Operations and
Maintenance Assessment**

Open Public Hearing

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board of Supervisors agreed to Open the Public Hearing for the Harrison Ranch Community Development District.

Mr. Roethke reviewed the Final Budget for Fiscal Year 2016/2017 with the Board and entertained various questions from the audience and from the Board. There were no changes made to the Budget.

Close Public Hearing

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board of Supervisors agreed to Close the Public Hearing for the Harrison Ranch Community Development District.

**1. Consideration of Resolution 2016-07,
Adopting Final Budget**

Mr. Roethke presented Resolution 2016-07 to the Board, which will adopt the final budget for Fiscal Year 2016/2017.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board of Supervisors adopted Resolution 2016-07 for the Harrison Ranch Community Development District.

**2. Consideration of Resolution 2016-08,
Imposing Special Assessments for
O&M**

Mr. Roethke presented Resolution 2016-08 to the Board, which will impose special assessments and certify the assessment roll for fiscal year 2016/2017.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board of Supervisors adopted Resolution 2016-08 for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-09, Re-
designating Secretary of the District**

Mr. Roethke presented Resolution 2016-09 to the Board, which re-designates Eric Dailey as Secretary to the District.

On a Motion by Ms. Lammers, seconded by Mr. Converse, with all in favor, the Board of Supervisors adopted Resolution 2016-09 for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-10, Re-
designating Assistant Treasurer of the
District**

Mr. Roethke presented Resolution 2016-10 to the Board, which re-designates Shawn Wildermuth as Assistant Treasurer to the District.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board of Supervisors adopted Resolution 2016-10 for the Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-11, Re-
designating Treasurer of the District**

Mr. Roethke presented Resolution 2016-011 to the Board, which re-designates Joe Kennedy as Treasurer to the District.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board of Supervisors adopted Resolution 2016-11 for the Harrison Ranch Community Development District.

FIFTEENTH 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.

SIXTEENTH 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.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 7:48 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman