

**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, October 10, 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:

Debora Hudrlik	<b>Board Supervisor, Chairman</b>
John Moneyheffer	<b>Board Supervisor, Vice Chairman</b>
Judy Lammers	<b>Board Supervisor, Assistant Secretary</b>
Dennis Zlosel	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Michelle Moss	<b>Lifestyle Director</b>
Katie Ludlum	<b>Lifestyle Assistant</b>
Tracy Hecht	<b>Community Manager</b>
John Cornelius	<b>ValleyCrest</b>
Albert Armas	<b>ValleyCrest</b>
Josh McGarry	<b>Aquatic Systems</b>

Audience	<b>Present</b>
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**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**

The audience made the following comments and/or questions about:

- the wish list items
- pool maintenance and landscaping
- tree maintenance and street lights
- resident representation on the Board
- the P.A. System

- pool maintenance
- activity fees
- street lights and street parking
- fitness room cleaning

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisor's Special Bond Workshop held on August 25, 2016 and Regular Meeting held on September 12, 2016**

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board approved the minutes for the Special Bond Workshop held on August 25, 2016 and Regular Meeting held on September 12, 2016 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Roethke presented the Operations and Maintenance Expenditures for the Month of August 2016.

On a Motion by Ms. Lammers, seconded by Mr. Zlosel, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of August 2016 (\$109,170.59) for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**  
No report.
- B. District Engineer**  
No Report.
- C. Clubhouse Staff**  
Ms. Moss and Ms. Hecht reviewed the Activities and Community Report with the Board. Ms. Moss announced her resignation to the Board and audience. Ms. Hecht informed the Board that a replacement has been hired for Ms. Moss' position.
- D. District Manager**  
Mr. Roethke announced the next Regular Meeting of the Board of Supervisors is scheduled for Monday, November 14, 2016 @ 1:30pm 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 the Board that John Toborg will be doing his property inspection with Ms. Hudrlik and BrightView on Monday, October 24<sup>th</sup>. The completed inspection report should be completed by the next Board meeting on Monday, November 14<sup>th</sup>.

**1. Consideration of BrightView  
Proposals for Plant Replacement Items**

Mr. Roethke presented a proposal from BrightView for preserve area trimming to the Board. A discussion ensued. This is Villas HOA property, so the CDD will not need to act on this proposal.

**F. Pond Maintenance Update**

Mr. McGarry reviewed the pond maintenance inspection report with the Board.

Mr. McGarry discussed midge fly treatments with the Board.

A discussion ensued regarding wetland monitoring and maintenance. Mr. McGarry will provide a price to expand this service to all wetlands within the District.

*(Mr. McGarry left while the meeting was in progress at 2:39 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Ratification of Proposal for Annual Color  
Rotation**

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

<p>On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board ratified the proposal from BrightView for annual flower rotation at a cost of (\$8,580.00) for Harrison Ranch Community Development District.</p>
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**SEVENTH ORDER OF BUSINESS**

**Presentation of 3-Year Tree Trimming Plan**

Mr. Roethke presented a 3-year tree trimming plan to the Board. A discussion ensued and Mr. Cornelius entertained various questions from the Board. BrightView will revise this proposal to fit into the District's budget for tree trimming and this will be presented at the next meeting.

*(Both Mr. Cornelius and Mr. Armas left while the meeting was in progress at 2:46 p.m.)*

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-01, Re-Designating Officers**

Mr. Roethke presented Resolution 2017-01 to the Board which will re-designate the officers of the Board. The Board designated Ms. Hudrlik as the Board Chairman, Mr. Moneyheffer as Vice Chairman, with the remaining Board Supervisors as Assistant Secretaries.

On a Motion by Ms. Hudrlik, seconded by Mr. Zlosel, with all in favor, the Board adopted Resolution 2017-01 for the Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-02, Re-Designating Treasurer of the District**

Mr. Roethke presented Resolution 2017-02 to the Board which will re-designate Bill Rizzetta as Treasurer of the District.

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2017-02 for the Harrison Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-03, Prompt Payment Policies and Procedures**

Mr. Roethke presented Resolution 2017-03 to the Board. Mr. Earlywine reviewed the details of this Resolution and discussed the specifics regarding the terms of the Prompt Payment Policies and Procedures.

On a Motion by Ms. Lammers, seconded by Mr. Zlosel, with all in favor, the Board adopted Resolution 2017-03 for the Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Security Camera Installation**

Mr. Roethke presented a proposal for security camera installation to the Board. The Board tabled this item until That's Smart rectifies current issues with the security system.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposal for Pest Control**

Mr. Roethke presented a proposal for pest control and Ms. Hecht reviewed the details of this proposal with the Board. The Board did not approve this proposal at this time. Ms. Hudrlik requested to have a contract list created and provided to the Board and Clubhouse Management.

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board is requiring contractors to check in with clubhouse management at time of service 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**

**Consideration of Wish List Survey**

Mr. Roethke presented the Wish List survey to the Board and informed them that the survey should be going out later this week.

The Board would like to remove the bus shelter item from the wish list and survey.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Zlosel asked about the next steps in the bond refinancing.

Ms. Hudrlik suggested having a gift card drawing for residents completing the wish list survey.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Lammers, seconded by Mr. Zlosel, with all in favor, the Board adjourned the meeting at 3:17 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman