
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, November 14, 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	Board Supervisor, Chairman
John Moneyheffer	Board Supervisor, Vice Chairman
Judy Lammers	Board Supervisor, Assistant Secretary
Dennis Zlosel	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.
Katie Ludlum	Lifestyle Assistant
Tracy Hecht	Community Manager
John Cornelius	ValleyCrest
Albert Armas	ValleyCrest
Emily Rose	Lifestyle Director
John Toborg	Senior Operations Manager, Rizzetta & Company, Inc.
Bruce Wingfield	D & D Restoration
Audience	Present

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:

- Handicap parking and pool issues
- Preserve area maintenance

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisor's Regular Meeting held on October 10, 2016

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board approved the minutes for the Regular Meeting held on October 10, 2016 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

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

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of September 2016 (\$102,738.97) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Mulock discussed swale maintenance with the Board.

C. Clubhouse Staff

Ms. Hecht reviewed the Activities and Community Report with the Board. Ms. Hecht introduced Emily Rose, the new Lifestyles Director, to the Board.

Ms. Hecht discussed development of a new community adjacent to Harrison Ranch, including potential signage on CDD property. Mr. Earlywine will review the details of this request.

D. District Manager

Mr. Roethke announced the next Regular Meeting of the Board of Supervisors is scheduled for Monday, December 12, 2016 @ 1:30pm at the Harrison Ranch Clubhouse.

Mr. Roethke informed the Board that S&P rated the Harrison Ranch bonds as A- for the upcoming bond refinancing.

Mr. Roethke presented a flyer to the Board for an upcoming CDD 101 Workshop on December 1, 2016 at 6:30pm. All Board Supervisors are welcome to attend.

Mr. Roethke read a letter from Carlos Gregory to the Board, thanking them for his time with the community.

E. Landscape Maintenance Update

Mr. Cornelius reviewed the landscape maintenance report with the Board.

1. Presentation of Field Inspection Report

Mr. Toborg presented an inspection report and reviewed the details with the Board. A discussion ensued regarding several landscape maintenance items.

(Mr. Toborg left while the meeting was in progress at 2:36 p.m.)

2. Consideration of Landscape Enhancement Proposals

Mr. Roethke presented several proposals from BrightView for landscape enhancement to the Board.

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board approved proposals from BrightView for turf replacement and mulch installation at a cost of (\$39,050.00) for Harrison Ranch Community Development District.

3. Presentation of 3-Year Tree Trimming Plan

Mr. Roethke presented a 3-year tree trimming plan from BrightView to the Board, along with a proposal for the first year.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from BrightView for structural oak pruning at a cost of (\$10,000.00) for Harrison Ranch Community Development District.

(Both Mr. Cornelius and Mr. Armas left while the meeting was in progress at 2:42 p.m.)

F. Pond Maintenance Update

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

1. Consideration of Revised Wetland Monitoring and Maintenance Agreement

Mr. Roethke presented a revised wetland monitoring and maintenance agreement from Aquatic Systems to the Board.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Aquatic Systems for Wetland Monitoring and Maintenance at a cost of (\$7,420.00 quarterly) for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for Clubhouse Painting**

Mr. Roethke presented several proposals for clubhouse painting to the Board. Ms. Hecht reviewed these proposals with the Board. Mr. Wingfield with D&D Restoration discussed waterproofing options with the Board. The Board did not approve any painting proposals and would like to focus on waterproofing at this time. Mr. Wingfield will provide a scope of services for this work to be done.

SEVENTH ORDER OF BUSINESS**Consideration of Options for Clubhouse Floor Replacement**

Mr. Roethke presented several options for Clubhouse floor replacement to the Board. Ms. Hecht reviewed the details of these proposals with the Board. The Board tabled these proposals.

EIGHTH ORDER OF BUSINESS**Ratification of Drainage Repair Proposals**

Mr. Roethke presented drainage repair proposals from BrightView to the Board which required Board ratification.

On a Motion by Ms. Hudrlik, seconded by Mr. Zlosel, with all in favor, the Board ratified the drainage repair proposals from BrightView at a total cost of (\$7,120.00) for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS**Consideration of CDD Access for Pool Installation**

Mr. Roethke presented a resident's request to the Board for CDD access for pool installation. Ms. Hecht informed the Board that this has been resolved and no Board action is required.

TENTH ORDER OF BUSINESS**Consideration of Fitness Equipment Preventative Maintenance Agreement**

Mr. Roethke presented a fitness equipment preventative maintenance agreement to the Board.

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Commercial Fitness Products for fitness equipment maintenance at a cost of (\$1,580.00 annually) for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Tennis
Court Lighting Repairs**

Mr. Roethke presented several proposals for tennis court lighting repairs to the Board.

On a Motion by Mr. Moneyheffer, seconded by Ms. Hudrlik, with all in favor, the Board approved the proposal from Owens Electric for tennis court lighting repairs at a total cost of (\$2,945.00) for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposals for Pool
Electrical Repairs**

Mr. Roethke presented several proposals for pool electrical repairs to the Board. Ms. Hecht reviewed the details of these proposals with the Board.

On a Motion by Mr. Moneyheffer, seconded by Mr. Zlosel, with all in favor, the Board approved the proposal from Owens Electric for pool electrical repairs at a cost of (\$1,630.00) for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposal for LED Pool
Lighting**

Mr. Roethke presented a proposal for LED pool lighting to the Board. The Board did not consider the approval of this proposal at this time.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Pest
Control Services**

Ms. Hecht reviewed the details of these proposals with the Board. The Board tabled these proposals until the next meeting.

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

Consideration of Wish List Survey

Mr. Roethke presented the Wish List survey to the Board and reviewed the results of the survey sent to the residents. A discussion ensued. The Board decided on the top-ranked items and would like to get estimates for those, so that Mr. Mulock can begin a draft Engineer's Report. The items included: small zero entry pool with splash pad, playground shade structures (2), Veranda enclosure, Pavilion (2), Erie Rd. monument lighting, and additional parking.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Zlosel asked about CDD meeting length.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 4:10 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman