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**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, December 12, 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:

John Moneyheffer	<b>Board Supervisor, Vice Chairman</b>
Judy Lammers	<b>Board Supervisor, Assistant Secretary</b>
Richard Green	<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>
Emily Rose	<b>Lifestyle Director</b>
Tracy Hecht	<b>Community Manager</b>
John Cornelius	<b>BrightView</b>
Albert Armas	<b>BrightView</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:

- Ranch East monuments
- Irrigation issues
- Dead trees

**THIRD ORDER OF BUSINESS**

**Administer Oath of Office to Newly Elected Officer**

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

Mr. Earlywine discussed the Sunshine Laws, Public Records Laws, and Ethics Laws.

**FOURTH ORDER OF BUSINESS**

**Consideration of Appointment to Vacant Board Supervisor Seat**

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board appointed Dennis Zlosel to the vacant Board Supervisor seat #5 for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly Appointed Officer**

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04, Re-Designating Officers**

Mr. Roethke presented Resolution 2017-04 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following:

John Moneyheffer as Chairman,  
Judy Lammers as Vice Chairman  
with the remaining Board Members, Joseph Roethke and Greg Cox as Assistant Secretaries.

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2017-04 for Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisor's Regular Meeting held on November 14, 2016**

On a Motion by Mr. Zlosel, seconded by Ms. Lammers, with all in favor, the Board approved the minutes for the Regular Meeting held on November 14, 2016 for Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

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

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

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of October 2016 (\$69,687.74) for Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

No report.

**C. Clubhouse Staff**

Ms. Hecht reviewed the Activities and Community Report with the Board.

**D. District Manager**

Mr. Roethke announced the next Regular Meeting of the Board of Supervisors is scheduled for Monday, January 9, 2017 at 6:30pm at the Harrison Ranch Clubhouse.

Mr. Roethke presented a flyer to the Board for an upcoming CDD 101 Workshop on January 19, 2017 at 6:30pm. All Board Supervisors are welcome to attend.

**E. Landscape Maintenance Update**

Mr. Cornelius reviewed the landscape maintenance report with the Board. A discussion ensued regarding several landscape issues.

**1. Consideration of Landscape Proposals**

Mr. Roethke presented landscape proposals from BrightView for landscape Enhancements and irrigation repairs to the Board.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board approved proposals from BrightView for landscape enhancements and irrigation controller replacement at a total cost of (\$16,107.75) for Harrison Ranch Community Development District.

*(Both Mr. Cornelius and Mr. Armas left while the meeting was in progress at 1:57 p.m.)*

**F. Pond Maintenance Update**

Mr. McGarry reviewed the pond maintenance inspection report with the Board. There are still some reports of midge flies and Aquatic Systems is treating as necessary.

**1. Consideration of Quarterly Mitigation Site Inspection Report**

Mr. McGarry presented a quarterly mitigation site inspection report from Aquatic Systems to the Board.

*(Mr. McGarry left while the meeting was in progress at 2:00 p.m.)*

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Security Camera Installation**

Mr. Roethke presented a proposal for security camera installation to the Board.

On a Motion by Ms. Lammers, seconded by Mr. Zlosel, with all in favor, the Board approved the proposal from That's Smart at a total cost of (\$2,506.00) for security cameral installation plus \$3.50 per day for remote monitoring for the Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Waterproofing Clubhouse**

Mr. Roethke presented several proposals for waterproofing clubhouse to the Board.

Ms. Hecht reviewed these proposals with the Board. A representative from D & D Painting & Restoration discussed their proposal with the Board. A discussion ensued.

On a Motion by Mr. Green, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from D&D Painting & Restoration for painting, waterproofing, and caulking at a total cost of (\$15,819.00) for the Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposals for Pest Control Services**

Mr. Roethke presented several proposals to the Board for pest control services. This item has been tabled.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Landowner Monument Sign Request**

Mr. Roethke presented a landowner monument sign request to the Board. Mr. Earlywine reviewed the details of this request with the Board. A representative from the landowner discussed signage and monument requests for a new Ranch East development adjacent to Harrison Ranch CDD.

The Board did not make any decisions at this time and would like to discuss this further at the next meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Nature Trail Repairs**

Mr. Roethke presented a proposal for nature trail repairs to the Board.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Ridgewood Lake Gardens for nature trail repairs at a cost of (\$15,000.00) 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 Wish List Items**

Mr. Roethke presented the Wish List Items to the Board.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**


Mr. Green asked about gym access through the pool.


Mr. Green asked about maintenance of front monument pillars.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Green, seconded by Mr. Zlosel, with all in favor, the Board adjourned the meeting at 3:14 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

**HARRISON RANCH CDD**  
**EXHIBIT TO 12-12-16 MINUTES:**  
**Water Proofing Proposal**

ACCESS MANAGEMENT

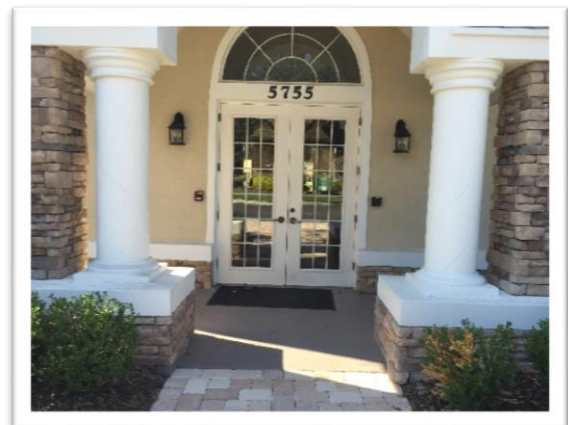
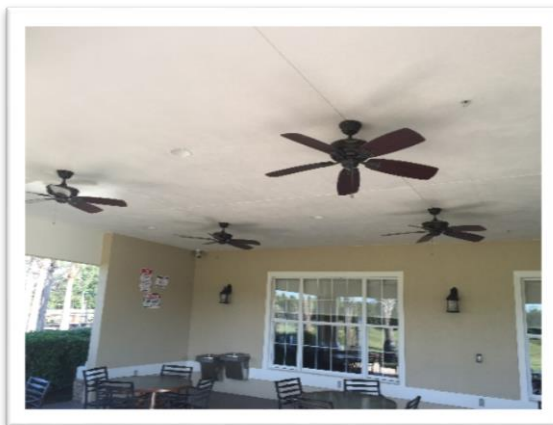
DEC 6, 2016

ATTN: TRACY HECHT, CAM

PHONE: 941-776-9725

EMAIL: [thecht@accessdifference.com](mailto:thecht@accessdifference.com)

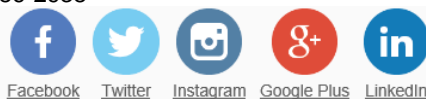
AMENITY CENTER AT HARRISON RANCH  
5755 HARRISON RANCH BLVD, PARRISH, FL. 34219  
BID PROPOSAL



**SPECIFICATIONS: SHERWIN-WILLIAMS**

Tampa Bay Location  
711 Wesley Ave Suite A., Tarpon Springs, FL 34689  
Main Line: 727-939-9393 / Fax: 727-286-2938

Bradenton/ Sarasota Location  
5317 Lena Road, Suite 104, Bradenton, Florida 34211  
Main Line: 941-755-1458



Email: [donny@cprpainting.net](mailto:donny@cprpainting.net)

Website: <http://cprpainting.net>

ALL LABOR PRACTICES AND MATERIALS SHALL ADHERE TO WRITTEN SPECIFICATIONS BY SHERWIN-WILLIAMS. UNLESS OTHER WISE NOTED BELOW. PLEASE REFER TO FULL SPECIFICATION FOR MORE DETAIL.

1. SURFACE PREPARATION
  - I. PRESSURE WASHING
  - II. LOOSE OR PEELING COATINGS REMOVAL
  - III. CRACK REPAIRS
  - IV. TREATMENT OF RUSTED SURFACES
2. APPLICATION OF PRIMER(S) TO UNFINISHED OR BARE SUBSTRATES
  - I. FERROUS AND NON-FERROUS METAL SURFACES
  - II. MASONRY SURFACES
3. APPLICATION OF SEALER / CONDITIONERS TO SURFACES
4. APPLICATION OF FINISH COATING(S) TO EXTERIOR FERROUS METAL AND MASONRY SURFACES

**SCOPE OF WORK: PREP & REPAINT AMENITY CENTER BUILDING**

1. PRESSURE WASHING OF ALL BUILDING SURFACES THAT ARE BEING PAINTED
2. CEMENTITIOUS SURFACES
3. GUTTERS
4. DOWNSPOUTS
5. DOOR & FRAMES
6. NON-FERROUS METALS
7. ATTACHED BUILDING CONDUITS TO BLEND
- **LINE ITEM 1: PRICE TO REMOVE & REPLACE WINDOW CAULK-WINDOW FRAME TO STUCCO**
- **LINE ITEM 2: PRICE TO APPLY SW SHERCRETE ABOVE & BELOW GRADE CONCRETE WATERPROOFER TO FRONT OF BUILDING, FROM GROUND LEVEL TO 3' BELOW GRADE.**
- **LINE ITEM 3: PRICE PER LINEAR FOOT FOR CAULK/SEALANT**
- **LINE ITEM 4: PRICE PER SQUARE FOOT FOR STUCCO REPAIRS**
- **LINE ITEM 5: TIME & MATERIAL PRICE FOR ROTTEN WOOD REPLACEMENT**

**EXCLUSIONS:**

1. DOES NOT INCLUDE PERMIT, ARCITECURAL, ENGINEERING OR ASBESTOS TESTING FEES IF REQUIRED.
2. PAVERS
3. WINDOW FRAMES
4. LIGHTS
5. DECORATIVE STONE
6. SPRINKLER HEADS (COVER & PROTECT DURING PAINTING)
7. FIRE ALARMS





**Concrete Painting & Restoration LLC**

CGC058385

- 8. GUTTERS & DOWNSPOUTS
- 9. SECURITY CAMERAS
- 10. FLOORS
- 11. SIGNS
- 12. CEILING FANS
- 13. WATER FOUNTAINS
- 14. KEY FOBS
- 15. POOL RAILS
- 16. PERGOLA
- 17. ALL OTHER LABOR & MATERIALS NOT UNDER SPECIFICATIONS OR SCOPE OF WORK

**ASSUMPTIONS:**

- 1. AMENITY CENTER TO SUPPLY ACCESS TO POWER, WATER AND PARKING FOR TERM OF PROJECT.
- 2. AMENITY CENTER TO HAVE SOIL ON FRONT SIDE OF BUILDING EXCAVATED 2' FROM WALL AT A DEPTH OF 3' SO WATERPROOFER CAN BE APPLIED BELOW GRADE.

**CPR PROPOSES TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM ALL SERVICES AS STATED BY SCOPE(S) ABOVE AS DIRECTED** INITIAL EACH ITEM

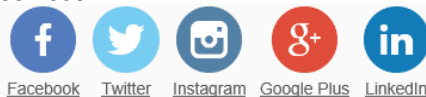
<b>BASE BID: PREP &amp; REPAINT AMENITY CENTER BUILDING</b>	<b>\$7,975.00</b>	<b>X</b>
<b>LINE ITEM 1: PRICE TO REMOVE &amp; REPLACE WINDOW CAULK-WINDOW FRAME TO STUCCO</b>	<b>\$2,100.00</b>	<b>X</b>
<b>LINE ITEM 2: PRICE TO APPLY SW SHERCRETE ABOVE &amp; BELOW GRADE CONCRETE WATERPROOFER TO FRONT OF BUILDING, FROM GROUND LEVEL TO 3' BELOW GRADE.</b>	<b>\$3,500.00</b>	<b>X</b>
<b>LINE ITEM 3: PRICE PER LINEAR FOOT FOR CAULK/SEALANT</b>	<b>\$3.20</b>	<b>X</b>
<b>LINE ITEM 4: PRICE PER SQUARE FOOT FOR STUCCO REPAIRS</b>	<b>\$21.85</b>	<b>X</b>
<b>LINE ITEM 5: TIME &amp; MATERIAL PRICE FOR ROTTEN WOOD REPLACEMENT</b>	<b>\$45.00 HR/MAT+10 %</b>	<b>X</b>

**TERMS: TO BE DETERMINED**

**ACCEPTANCE OF PROPOSAL** -THE ABOVE PRICES, SPECIFICATIONS DATE OF ACCEPTANCE \_\_\_\_\_  
 AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED  
 YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENTS SHALL BE SIGNATURE \_\_\_\_\_  
 MADE AS OUTLINED ABOVE. ALL PAYMENTS LATER THAN 10 DAYS AFTER THE  
 DUE DATE SHALL BEAR 18% PER ANNUM

Tampa Bay Location  
 711 Wesley Ave Suite A., Tarpon Springs, FL 34689  
 Main Line: 727-939-9393 / Fax: 727-286-2938

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"We Bring Buildings Back to Life!"

## Concrete Painting & Restoration LLC

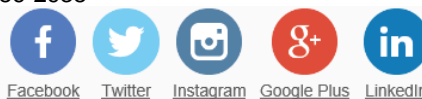
CGC058385

MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANSHIP LIKE MANNER ACCORDING TO STANDARD PRACTICES. **ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS LISTED INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE.** DOES NOT INCLUDE PERMIT, ARCHITECTURAL/ENGINEERING OR ASBESTOS TESTING FEES IF REQUIRED UNLESS OTHERWISE NOTED. IT IS THE OWNER'S RESPONSIBILITY TO HAVE ALL PLANTS AND TREES CUT FROM BUILDING 12". CPR MAINTAINS THE RIGHT TO DISPLAY COMPANY SIGNAGE UPON PROPERTY THAT WORK IS BEING PERFORMED ON FOR ADVERTISEMENT PURPOSES UNLESS SPECIFICALLY EXCLUDED PRIOR TO PROJECT COMMENCEMENT.



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