

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 10, 2017, at 1:32 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

John Moneyheffer	Board Supervisor, Chairman
Judy Lammers	Board Supervisor, Vice Chairman
Deborah Hudrlik	Board Supervisor, Assistant Secretary
Richard Green	Board Supervisor, Assistant Secretary
Charlie Parker	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Emily Rose	Lifestyle Director
Tracy Hecht	Community Manager
John Cornelius	BrightView
Albert Armas	BrightView
Blake Reep	KBR Pool Services
PJ McCoy	Solgen Renewables
Josh Stewart	Solgen Renewables
Dan Mitchell	Solgen Renewables
Kevin Owens	Owens Electric
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Presentation Regarding Solar Hybrid
Electricity**

Mr. Roethke presented the presentation regarding solar hybrid electricity to the Board. Mr. Mitchell, Mr. Stewart and Mr. McCoy reviewed the details of this presentation with the Board. Mr. Stewart and Mr. McCoy entertained various questions from the Board, including financing, installation, and practical applications of the system.

(Mr. Green and Mr. Reep arrived while the meeting was in progress at 1:42 pm)

Mr. Roethke will send the last year's worth of electric bills to solgen in order to determine if this installation will be beneficial to the District.

(Mr. Mitchell, Mr. McCoy, and Mr. Stewart left while the meeting was in progress at 1:58pm)

THIRD ORDER OF BUSINESS

Discussion Regarding Street Light Repairs

Mr. Owens with Owens Electric discussed current and future street light repairs with the Board. As of the May 2017 financials, the District has spent nearly \$80,000 on street light maintenance. Mr. Owens entertained various questions from the Board. Mr. Mulock and Ms. Hudrlik will research the original specifications of the lights in the median towards Erie Road to determine if there were any issues with that original installation.

(Mr. Owens left while the meeting was in progress at 2:10 pm)

FOURTH ORDER OF BUSINESS

Discussion Regarding Pool Issues

Mr. Reep from KBR Pool Services discussed pool issues with the Board. Ms. Hecht discussed the current status of the pool. Mr. Reep entertained various questions from the Board. Mr. Reep maintained that the current equipment on-site is sufficient to keep the pool clean on a regular basis.

(Mr. Reep left while the meeting was in progress at 2:18 pm)

FIFTH ORDER OF BUSINESS

Audience Comments

Audience members made the following questions and/or comments below:

- Asked about landscaping, solar lights, and the CDD bond.
- Asked about CDD debt assessment and upcoming public hearing.
- Asked about common area maintenance.
- Asked about landscape maintenance.
- Multiple residents had additional complaints about landscaping.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 12, 2017

Mr. Moneyheffer pointed out two typos in the fifth order of business.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board approved the minutes, as amended, of the Board of Supervisors' Regular meeting held on June 12, 2017 for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of May 2017**

Mr. Moneyheffer asked questions about several invoices.

On a Motion by Ms. Hudrlik, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of May 2017 (\$103,133.70) for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Mulock updated the Board on the possible installation of Children at Play Signs. The county may allow this installation if the District is willing to install and pay for the signage. A discussion ensued. The Board did not want Mr. Mulock to research this item further at this time.
- C. Clubhouse Staff
Ms. Rose reviewed the Activities and Community Report with the Board. Ms. Rose discussed a request to add a swim team to the Harrison Ranch pool. The Board does not wish to explore this request further at this time.

Ms. Hecht discussed several issues, including pressure washing, pool gate repairs, paver repairs, new pool furniture, and hog trapping services.
- D. District Manager
The Next Budget and Bond Public Hearing Meetings of the Board of Supervisors is scheduled for Tuesday, August 1, 2017 at 6:00 pm at the New Hope Baptist Church located at 9422 Old Tampa Road, Parrish, FL 34219.

The next regular meeting of the Board of Supervisors is scheduled for Monday, August 14, 2017 at 6:30pm 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, including easement access. Mr. Mulock will update the maintenance map to include all easements and a review

will take place of any residential fences or landscaping that has been installed in these easements.

1. Consideration of Proposal for Landscape Enhancements

Mr. Roethke presented two proposals for tree removals and replacements to the Board.

On a Motion by Mr. Parker, seconded by Ms. Lammers, with all in favor, the Board approved the proposals from BrightView for tree removals and replacements at a total cost of (\$4,132.50) for Harrison Ranch Community Development District.

(Both Mr. Cornelius and Mr. Armas left while the meeting was in progress at 3:32pm)

F. Pond Maintenance Update

Mr. Roethke reviewed the pond maintenance inspection report with the Board. The lake samples approved last meeting are being performed today and the results will be available at the next meeting. The new midge fly treatment is now underway. Algae blooms are becoming more frequent, but are being treated as needed.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-12, Resetting Budget Hearing

Mr. Roethke presented Resolution 2017-12 to the Board, which will reset the public hearing for the Final Budget Meeting.

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2017-12, setting the date, time and place for the public hearing for final budget meeting to held on August 1, 2017 at 6:00 pm located at New Hope Baptist Church located at 9422 Old Tampa Road, Parrish, FL 34219 for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of 2017 Wish List

Mr. Roethke presented the 2017 Wish List to the Board, but no Board action was taken.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Moneyheffer asked Ms. Hecht to look into purchasing a commercial-grade copier for the clubhouse staff.

Mr. Moneyheffer asked about tennis and swim lessons.

Ms. Hudrlik updated the Board on some work being done by the developer in recently developed areas, including landscaping and lighting upgrades.

Ms. Hudrlik asked for an update on additional wetland maintenance. Mr. Roethke will follow up with Aquatic Systems for an update.

Ms. Hudrlik asked about a resident painting a spillway on CDD property. The Board would like District Staff to send a letter to the resident regarding this unauthorized work.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board adjourned the meeting at 4:02 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman