

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, January 9, 2017, at 6:32 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
Debora Hudrlik	Board Supervisor, Assistant Secretary
Richard Green	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.
Emily Rose	Lifestyle Director
John Cornelius	BrightView
Albert Armas	BrightView
Josh McGarry	Aquatic Systems
Dr. Doug Weiland	CEO, JES Properties

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 member(s) made the following questions and/or comments below:

- Multiple comments on additional signage from adjacent developer, including comments against the signage and alternative options.
- Question about furniture replacement.
- Question about sheriff enforcement.
- Question about weeds in common areas.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on December 12, 2016**

Ms. Hudrlik mentioned a typo in the motion box under the 6th Order of Business.

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board approved the minutes (as amended) of the Board of Supervisors' regular meeting held on December 12, 2016 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

A discussion ensued regarding several invoices, including hog trapping, street light repairs and FLP services.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of November 2016 (\$154,850.74) 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. Rose reviewed the activities and community report with the Board.
- D. District Manager
The Next Regular Meeting of the Board of Supervisors is scheduled for Monday, February 13, 2017 at 1:30 pm 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 weeds and ant treatments.

1. Ratification of Proposals for Annual Flower Rotation

Mr. Roethke presented a proposal for the annual flower rotation, which has already been executed and requires Board ratification.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board ratified proposal from Brightview for annual flow rotation at a cost of (\$8,580.00) for Harrison Ranch Community Development District.

- F. Pond Maintenance Update
Mr. McGarry reviewed the pond maintenance inspection report with the Board.
A discussion ensued regarding various maintenance items.

(Mr. Cornelius, Mr. Armas & Mr. McGarry left while the meeting was in progress at 7:13 p.m.)

SIXTH ORDER OF BUSINESS

Consideration of Landowner Monument Sign Request

Mr. Roethke presented a Landowner Monument Sign Request to the Board.

Dr. Weiland addressed this request with the Board and a discussion ensued. The Board voiced their opinions against the signage request.

On a Motion by Mr. Green, seconded by Ms. Judy Lammers, with all in favor, the Board declined signage request from Ranch East Development for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Establishment of an Audit Committee

Mr. Roethke informed the Board that the District will need to move forward with an RFP process to engage with an auditor for the next Fiscal Year. The first step will be to select an audit review committee and set a date, time, and location for the meeting to take place.

On a Motion by Ms. Lammers, seconded by Ms. Hudrlik with all in favor, the Board set the current Board of Supervisors as the Audit Review Committee, with the first Audit Review Committee meeting to be held on February 13, 2107 at 1:30 p.m. to be held at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Options for Clubhouse Floor Replacement

This item was deferred until the next meeting.

NINTH 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.

TENTH ORDER OF BUSINESS

Presentation of 2017 Wish List

Mr. Roethke presented the 2017 Wish List to the Board. Mr. Mulock will have a draft engineer's report ready for the next meeting to discuss these items further.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Hudrik, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 7:30 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman