

**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 9, 2017, 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, Chairman</b>
Judy Lammers	<b>Board Supervisor, Vice Chairman</b>
Richard Green	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Roethke	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Grant Phillips	<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>
Albert Armas	<b>BrightView</b>
John Cornelius	<b>BrightView</b>
Martin Padilla	<b>BrightView</b>
Josh McGarry	<b>Aquatic Systems</b>

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 members made the following questions and/or comments below:

- Asked about status of folding chairs.
- Asked about resident use of community property.
- Requested to have the amenity center open after 6:00 p.m. for activities.

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**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Special Meeting held on August 1, 2017 and Regular Meeting held on August 14, 2017**

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board approved the minutes of the Board of Supervisors' Special meeting held on August 1, 2017 and Regular meeting held on August 14, 2017 as presented for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for July through August 2017**

Mr. Moneyheffer asked questions on several invoices.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Operations and Maintenance Expenditures for July 2017 (\$87,611.97) through August 2017 (\$100,153.92) for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel**  
Mr. Earlywine had nothing to report.
- B. District Engineer**  
Mr. Mulock had nothing to report. Mr. Moneyheffer asked for a status on the Solgen proposal for renewable power that was discussed several months ago. Mr. Roethke will follow up with Solgen.
- C. Clubhouse Staff**  
Ms. Rose reviewed the Activities and Community Report with the Board. Ms. Hecht provided an update on several maintenance items to the Board.
- D. District Manager**  
The next Regular meeting of the Board of Supervisors is scheduled for Monday, November 13, 2017 at 1:30pm at the Harrison Ranch Clubhouse.

Mr. Roethke introduced Grant Phillips and informed the Board that he will be transitioning District Management duties to Mr. Phillips over the next several months.
- E. Landscape Maintenance Update**  
Mr. Cornelius reviewed the landscape maintenance report with the Board. A discussion ensued regarding several landscape issues.

Mr. Roethke presented a storm cleanup invoice to the Board in order to request direction before processing. The invoice is a total of \$32,994.01 for storm cleanup services. The Board directed Mr. Roethke to pay the invoice.

**1. Consideration of Proposals for Landscape Enhancements**

Mr. Roethke presented proposals for landscape enhancements to the Board, which included hog damage repair (\$1,194.00), annual flower rotation (\$8,716.25), and other removals and replacements (\$9,178.00).

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved all of the BrightView proposals for landscape enhancements at a total cost of \$19,088.25 for Harrison Ranch Community Development District.

**2. Consideration of Proposal for Mulch**

Mr. Roethke presented a proposal for mulch installation to the Board. The Board chose to table this until the next meeting and requested that BrightView provide a proposal to compare to the quote received from Ramco Mulch Solutions.

*(Mr. Padilla, Mr. Armas and Mr. Cornelius left while the meeting was in progress at 2:22 p.m.)*

**F. Pond Maintenance Update**

Mr. McGarry reviewed the pond maintenance inspection report with the Board. A discussion ensued regarding midges and other maintenance items.

**1. Consideration of Addendum for Additional Areas Requiring Wetland Maintenance**

Mr. Roethke presented an addendum for additional areas requiring wetland maintenance and Mr. McGarry reviewed the details of this proposal with 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 additional wetland buffer maintenance at a cost of \$4,582 quarterly for Harrison Ranch Community Development District.

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

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-01,  
Adopting Alternative Investment  
Guidelines**

Mr. Roethke presented Resolution 2018-01, which details investment guidelines for the District.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board adopted Resolution 2018-01, Adopting Alternative Investment Guidelines, for Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Tennis  
Court Resurfacing**

Mr. Roethke presented tennis court resurfacing proposals and Ms. Hecht reviewed the details of these with the Board.

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Stewart Tennis Courts & Fencing for tennis court resurfacing at a cost of \$8,000.00, and a not to exceed amount of \$2,500.00 for BrightView to provide a competitive quote, for Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Holiday  
Décor**

Mr. Roethke presented proposals for holiday décor and Ms. Hecht reviewed the details of each proposal with the Board.

On a Motion by Mr. Moneyheffer, seconded by Mr. Green, with all in favor, the Board approved the proposal from Illuminations Holiday Décor for holiday décor at a cost of \$7,000 for Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Hoover Pumping  
Systems**

Mr. Roethke presented a proposal and some documentation from Hoover Pumping Systems for a filter bypass pipe install.

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Hoover Pumping Systems for filter bypass pipe install at a cost of \$3,681.98 for Harrison Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Janitorial Services Price Increase**

Mr. Roethke presented a price increase letter from Southwest Janitorial Services to the Board. Ms. Hecht will start researching options for proposals for new janitorial services vendors.

On a Motion by Mr. Green, seconded by Mr. Moneyheffer, with all in favor, the Board approved the price increase from Southwest Janitorial Services from \$900/month to \$980/month starting January 1, 2018 for Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Volunteer Waiver & Release Form**

Mr. Roethke presented a Volunteer Waiver & Release Form and Mr. Earlywine reviewed the details of this form with the Board. This form could be used in the event that a resident or other volunteer would like to do any work on CDD property.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the Volunteer Waiver & Release Form for Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Insurance Proposal for Fiscal Year 2017/2018**

Mr. Roethke presented an insurance proposal from Egis that was previously executed and required Board ratification.

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board ratified the proposal from Egis for CDD insurance for Fiscal Year 2017/2018 at a cost of \$17,156.00 for Harrison Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of 2017 Wish List**

A discussion ensued regarding creating an additional survey for a new wish list. The Board will not be moving forward with a new survey at this time.

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board directed District Staff to begin collecting proposals for a playground shade structure as the Fiscal Year 2017/2018 Capital Outlay project for Harrison Ranch Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Mulock discussed neighboring community construction. Mr. Earlywine will research issues presented with this construction using county roads within Harrison Ranch.

Mr. Moneyheffer discussed issues with security at the clubhouse and recommended looking at options for adding card access to the clubhouse entrance.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 3:49 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman