

## 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 13, 2017, at 1:31 PM**, 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>
Debora Hudrlik	<b>Board Supervisor, Assistant Secretary</b>
Charles Parker	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Roethke	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Manager, District Financial Svcs., 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>
Vinette Godelia	<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>
Josh McGarry	<b>Aquatic Systems</b>
Dan Mitchell	<b>SHED</b>

Audience

#### FIRST ORDER OF BUSINESS

#### Call to Order

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

#### SECOND ORDER OF BUSINESS

#### Audience Comments

Audience members had questions and/or made comments regarding the following:

- Tax roll discussion
- Construction traffic issues

- Board election process
- Concerns regarding common areas
- Management company concerns
- Landscape maintenance
- Hedge lines along 11220 58<sup>th</sup> St. Circle East

Mr. Brizendine addressed the Manatee County tax bill concerns. Mr. Earlywine and Ms. Godelia addressed the topic of construction traffic. The Board discussed the need for District staff to meet with the Manatee County attorney.

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board authorized staff to arrange a meeting with the Manatee County attorney regarding construction traffic for Harrison Ranch Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting Held on October 9, 2017**

Mr. Phillips presented the minutes of the Board of Supervisors' regular meeting held on October 9, 2017 to the Board for consideration.

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on October 9, 2017 as presented for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for September 2017**

Mr. Phillips presented the Operations & Maintenance Expenditures for September 2017 to the Board for consideration.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the Operations & Maintenance Expenditures for September 2017 (\$121,006.83) for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Earlywine presented his report and answered questions from the Board.

**B. District Engineer**

Mr. Mulock had nothing to report. The Board directed staff to proceed with the TRB Development privacy fence (see **Exhibit to Minutes**) and ensure that homeowners adjacent to the area be notified prior to commencement of the work. The Board also directed the District Engineer to meet with BrightView to discuss weir concerns.

**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, December 11, 2017 at 1:30 PM at the Harrison Ranch Clubhouse.

**E. Landscape Maintenance Update**

**1. Presentation of November 2017 Landscape Report**

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

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

Mr. Phillips presented several proposals for landscape enhancements to the Board for consideration. The Board asked the vendors to provide further clarification of the tennis court barrier with pictures to better illustrate the proposals. The Board also asked BrightView to begin providing a regular Quality Site Assessment report as they do for other Community Development Districts.

On a Motion by Mr. Green, seconded by Ms. Hudrlik, with all in favor, the Board approved the addition of a regular Quality Site Assessment report by BrightView for Harrison Ranch Community Development District.

**3. Consideration of Proposal for Mulch**

Mr. Roethke presented proposals for mulch installation to the Board.

On a Motion by Mr. Green, seconded by Mr. Moneyheffer, with all in favor, the Board approved landscaping proposals from BrightView for mulch in the amount of \$38,150.00 and tree ring turf installation in the amount of \$3,125.00 for Harrison Ranch Community Development District.

On a Motion by Mr. Green, seconded by Ms. Hudrlik, with all in favor, the Board approved the installation of playground mulch by BrightView for an amount not to exceed \$5,000.00 for Harrison Ranch Community Development District.

**F. Pond Maintenance Update**

**1. Presentation of October 2017 Aquatics Report**

Mr. McGarry reviewed the pond maintenance inspection report with the Board. The Board also directed the District Engineer to meet with Mr. McGarry to discuss weir concerns.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Renewable Energy Options**

Mr. Mitchell of SHED provided an update on his analysis of the District's energy consumption. The Board directed him to continue his analysis and to forward his full report to the District for review once it is complete.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Amenity Center Security Upgrade**

Ms. Hecht presented a proposal for upgrading security at the amenity center to the Board for consideration. Discussion ensued and Ms. Hecht answered questions from the Board. The Board directed staff to work on the clubhouse policies and rules form for review at the next meeting.

On a Motion by Mr. Moneyheffer, seconded by Mr. Parker, with all in favor, the Board directed staff to work on the clubhouse policies and rules forms for Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Playground Shade Structure**

Ms. Hecht presented a proposal for installation of a playground shade structure to the Board for consideration. The Board tabled the item until additional proposals for consideration can be obtained and will review these bids at the next meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Street Light Fixture Proposal**

Mr. Phillips presented to the Board for consideration a proposal from Owens Electric for installation of a new street light fixture. Discussion ensued.

On a Motion by Mr. Green, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from Owens Electric for the purchase and installation of a new street light fixture in the amount of \$3,090.00 for Harrison Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-02,  
Designating Primary Administrative Office  
and Principal Headquarters**

Mr. Phillips presented to the Board for consideration Resolution 2018-02 which will designate the primary administrative office and principal headquarters of the District. He confirmed the primary administrative office will be located at 9428 Camden Field Parkway, Riverview, Florida 33578 and the principal headquarters as 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

On a Motion by Mr. Parker, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2018-02 designating the primary administrative office and principal headquarters for Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-03,  
Amending Fiscal Year 2016/2017 Budget**

Mr. Phillips presented to the Board for consideration Resolution 2018-03 which will amend the Fiscal Year 2016/2017 budget and Mr. Earlywine reviewed the resolution for the Board.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2018-03 amending the Fiscal Year 2016/2017 budget for Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposals for Hurricane  
Damage Landscape Repairs**

Mr. Phillips presented several proposals for hurricane damage landscape repairs to the Board for consideration. General discussion ensued. The Board tabled the proposal for nature trail maintenance in the amount of \$15,000.00 for consideration later in the fiscal year to allow time for financial levels to be evaluated.

On a Motion by Mr. Moneyheffer, seconded by Mr. Green, with all in favor, the Board approved proposals from Ridgewood Lake Gardens for hurricane damage landscape repairs in the amounts of \$1,515.00 and \$4,106.00 for Harrison Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding 100<sup>th</sup> Avenue East**

Mr. Phillips introduced the topic of 100<sup>th</sup> Avenue East to the Board for consideration. After discussion, the Board declined the request.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board declined the request for the homeowner to maintain District property at 100<sup>th</sup> Avenue East for Harrison Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of 2017 Wish List**

Mr. Phillips presented the 2017 wish list to the Board for review and discussion. The Board requested that the cattle gate be locked for District use only and that proper signage be placed in front of the gate.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Hudrlik announced that this meeting would be her last and tendered her resignation from the Board. The remaining Board agreed that appointing a replacement should wait until the January 2018 meeting, when all remaining supervisors could be present.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Parker, seconded by Mr. Green, with all in favor, the Board adjourned the meeting at 5:46 PM for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

**HARRISON RANCH CDD**

**EXHIBIT TO 11-13-17 MINUTES:**

Harrison Ranch privacy wall

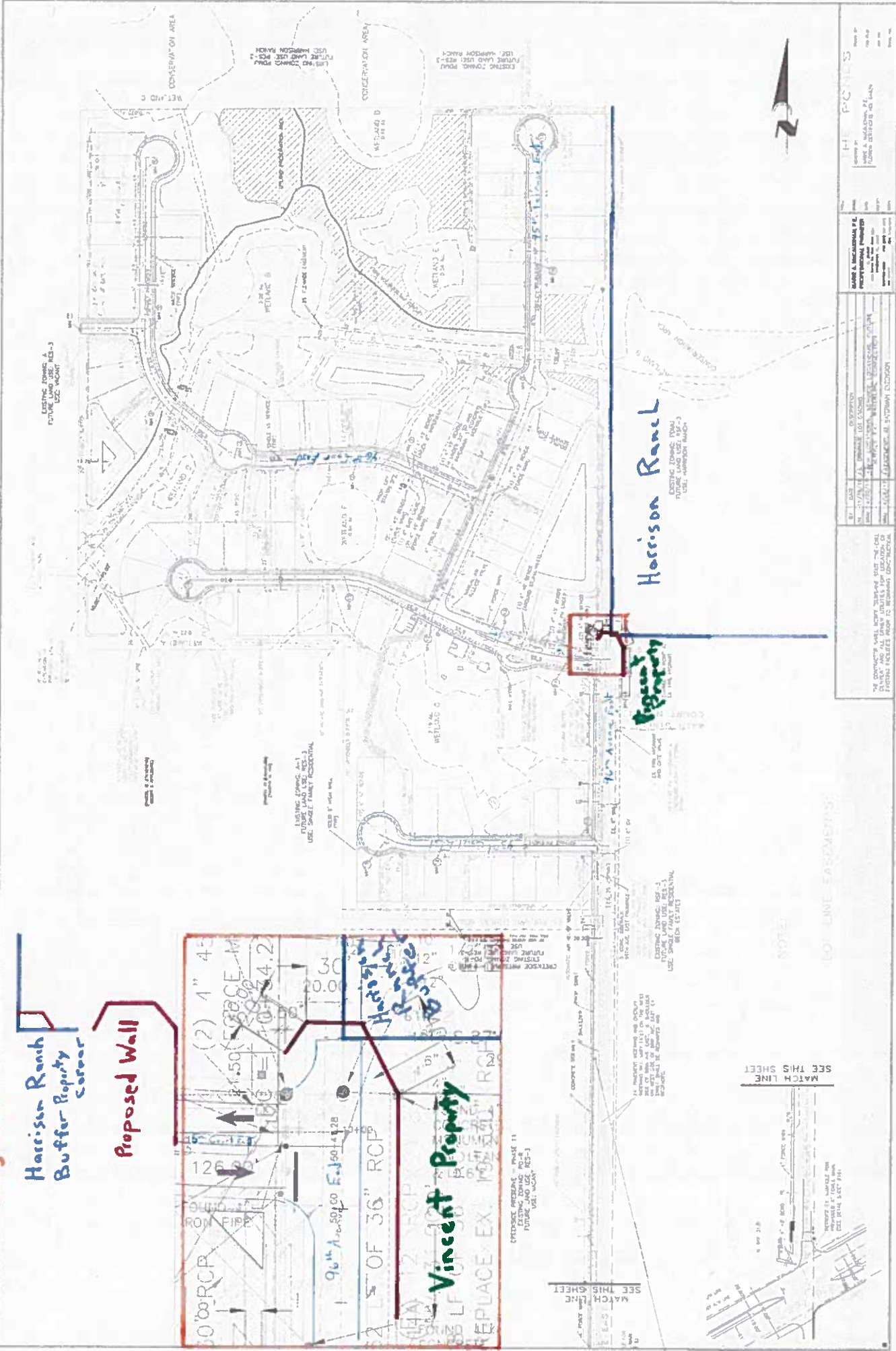
**Area Legend**

Harrison Ranch  
Buffer Property  
Corner

Proposed Wall

Vincent Property

Harrison Ranch  
Property



Harrison Ranch

Vincent Property

SEE THIS SHEET

MATCH LINE

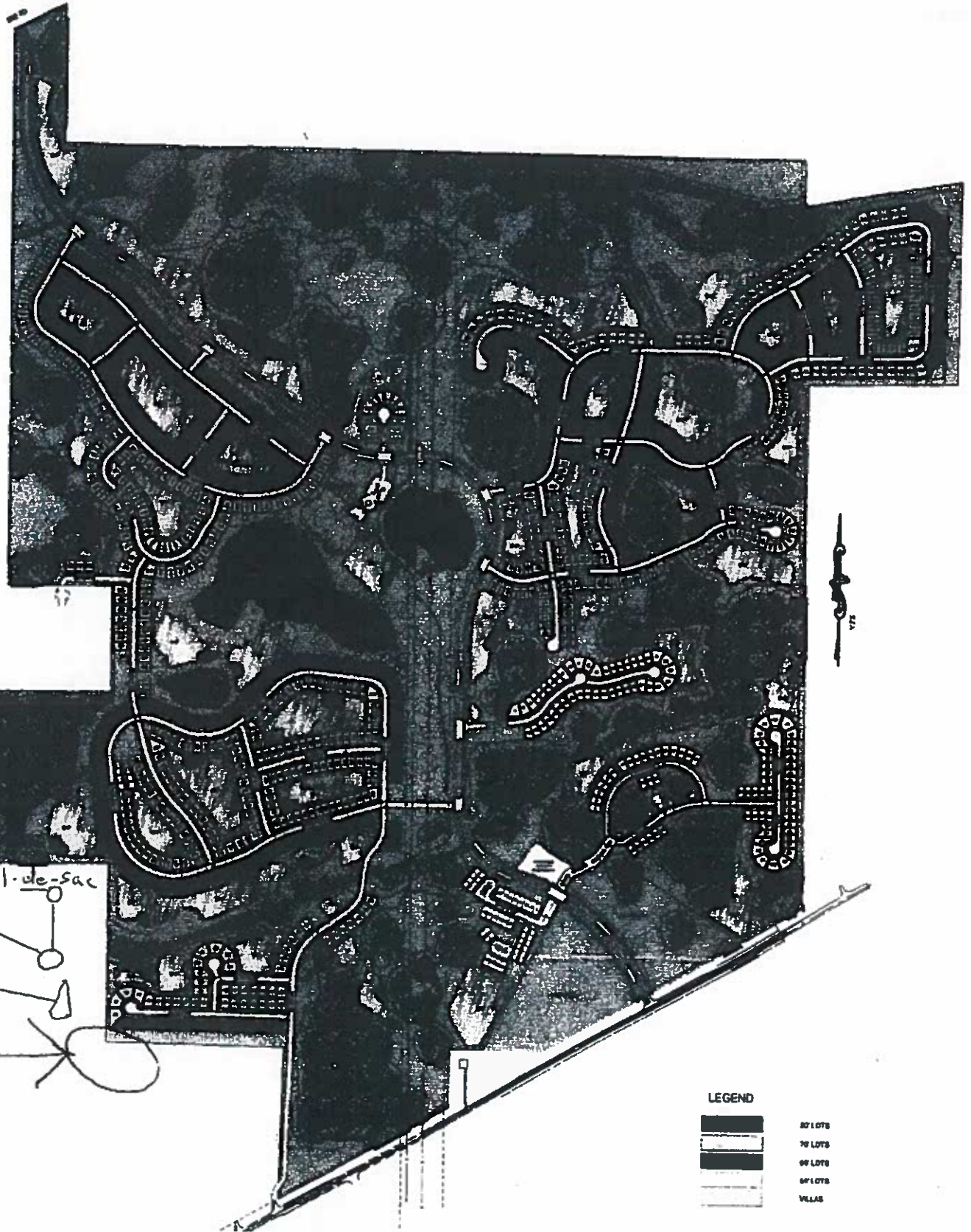
NOTE:

LOT LINE EASEMENTS

PROJECT INFORMATION		DATE	
PROJECT NO.	11/17/17	DATE	11/17/17
PROJECT NAME	HARRISON RANCH	DATE	11/17/17
PROJECT LOCATION	10000 S. HARRISON BL. SANDWICH, MASSACHUSETTS	DATE	11/17/17
PROJECT OWNER	SHOEY FAMILY RESIDENTIAL	DATE	11/17/17
PROJECT ENGINEER	MARK A. MICHALAKIAN, P.E.	DATE	11/17/17
PROJECT ARCHITECT	MARK A. MICHALAKIAN, P.E.	DATE	11/17/17
PROJECT SURVEYOR	MARK A. MICHALAKIAN, P.E.	DATE	11/17/17
PROJECT DRAFTER	MARK A. MICHALAKIAN, P.E.	DATE	11/17/17
PROJECT CHECKER	MARK A. MICHALAKIAN, P.E.	DATE	11/17/17
PROJECT APPROVER	MARK A. MICHALAKIAN, P.E.	DATE	11/17/17

THE DRAWING SHALL BE USED TO CONSTRUCT THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.





Cul-de-Sac  
roundabout  
pond  
proposed site

LEGEND	
[Dark Grey Swatch]	80 LOTS
[Medium Grey Swatch]	70 LOTS
[Light Grey Swatch]	60 LOTS
[White Swatch]	50 LOTS
[White Swatch]	VILLAS