

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 11, 2017 at 1:33 PM** 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
Charles Parker	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager, Rizzetta & Company, Inc.
Joe Roethke	Regional District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams
Vinette Godelia	District Counsel, Hopping Green & Sams (<i>via phone</i>)
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Emily Rose	Lifestyle Director
Tracy Hecht	Community Manager
Albert Armas	BrightView
John Cornelius	BrightView
Josh McGarry	Aquatic Systems
Mike Lynch	TRB Development
Mark McCaughan	TRB Development

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:

- CDD cost increases and tax
- Construction traffic issues
- Development of The Ponds

- Concerns regarding the monument light at Chillingham

On a Motion by Mr. Moneyheffer, seconded by Mr. Parker, with all in favor, the Board directed staff to file an appeal regarding the Willow Bend construction access point and to hold a meeting with the County on Dec. 19, 2017 at 10:00 AM to further discuss the issue for Harrison Ranch Community Development District.

Mr. Earlywine and Ms. Godelia addressed construction traffic issues. Discussion ensued.

On a Motion by Mr. Parker, seconded by Mr. Moneyheffer, with all in favor, the Board authorized staff to draw up an easement agreement between the District and TRB Development regarding the construction and maintenance of a privacy wall on District property for Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting Held on November 13, 2017

Mr. Phillips presented the minutes of the Board of Supervisors' regular meeting held on November 13, 2017 to the Board for consideration. Mr. Moneyheffer noted a change to be made in the First Order of Business, correcting "Mr. Roethke" to "Mr. Phillips".

On a Motion by Ms. Lammers, seconded by Mr. Parker, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on November 13, 2017 as amended for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for October 2017

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

On a Motion by Ms. Lammers, seconded by Mr. Parker, with all in favor, the Board approved the Operations & Maintenance Expenditures for October 2017 (\$121,236.67) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine had nothing further to report.

B. District Engineer

Mr. Mulock had nothing further to report.

C. Clubhouse Staff

Ms. Rose briefly reviewed the Activities & Community Report for the Board and indicated she will further address the report later on in the meeting.

Ms. Hecht announced that her last day will be January 1, 2018 and addressed several items from the report. She also presented a proposal from Main Gate Enterprises for installation of a cattle gate near the villas to the Board for consideration. The Board asked staff to procure additional proposals and authorized the Chairman to approve one in an amount not to exceed the price proposed by Main Gate.

On a Motion by Mr. Parker, seconded by Ms. Lammers, with all in favor, the Board authorized the Chairman to approve a proposal for installation of a cattle gate in an amount not to exceed \$1,657.00 for Harrison Ranch Community Development District.

Ms. Hecht advised she was still awaiting additional pool tile proposals as well. Mr. Phillips confirmed that Access Management would be handling the advertisement and hiring of Ms. Hecht's replacement, and the Board's input is welcome.

D. District Manager

Mr. Phillips announced that the next regular meeting of the Board of Supervisors is scheduled for Monday, January 8, 2018 at 6:30 PM at the Harrison Ranch Clubhouse. He then presented the October 2017 Unaudited Financial Statements and reviewed them for the Board.

E. Landscape Maintenance Update

1. Presentation of November 2017 Landscape Report

Mr. Cornelius and Mr. Armas reviewed the landscape maintenance report and QSA report for the Board and answered the Board's questions. Discussion ensued.

2. Consideration of Proposals for Landscape Enhancements

Mr. Phillips presented several proposals for landscape enhancements to the Board for consideration.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal for second-year tree care by BrightView (\$10,000.00) for Harrison Ranch Community Development District.

On a Motion by Ms. Lammers, seconded by Mr. Parker, with all in favor, the Board approved the proposal for playground mulch installation by BrightView (\$3,638.40) for Harrison Ranch Community Development District.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal for removal of blue hollies and installation of magnolia trees by BrightView (\$3,988.00) for Harrison Ranch Community Development District.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal for irrigation repairs by BrightView (\$3,300.00) for Harrison Ranch Community Development District.

On a Motion by Mr. Parker, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal for tennis court turf replacement by BrightView (\$5,651.00) for Harrison Ranch Community Development District.

F. Pond Maintenance Update

1. Presentation of November 2017 Aquatics Report

Mr. McGarry reviewed the pond maintenance inspection report with the Board. He advised he will be submitting proposals for reduced services at two ponds due to access issues, for aeration, and for per-diem removal of Brazilian pepper for consideration at the January board meeting.

SIXTH ORDER OF BUSINESS

Discussion Regarding 11220 58th St. Circle East Hedgeline

Mr. Phillips introduced the topic for discussion. The Board tabled discussion of the topic so they could inspect the location and asked that it be placed on the January 2018 meeting agenda for discussion.

SEVENTH ORDER OF BUSINESS

Consideration of Pool Paver/Tile Proposals

Mr. Phillips presented various proposals for pool paver repairs and replacement to the Board for consideration. Ms. Hecht discussed the proposals, as well as related pool tile repair issues, and answered questions from the Board. The Board tabled consideration of the proposals until further information regarding the underlying tile issues can be obtained.

EIGHTH ORDER OF BUSINESS

Consideration of Paving Proposals

Mr. Phillips presented proposals for paving repair work to the Board for consideration. Ms. Hecht discussed the proposals and answered questions from the Board. Discussion ensued. The Board asked for clarification on one of the quotes and tabled consideration until the next meeting.

NINTH ORDER OF BUSINESS

Review of Amenity Center Policies and Rules

Ms. Hecht and Ms. Rose discussed proposed changes to clubhouse staff schedules and to the Amenities Rules & Policies with the Board and answered the Board's questions.

On a Motion by Mr. Moneyheffer, seconded by Mr. Parker, with all in favor, the Board approved the procedural change of clubhouse access by identification card only as of Jan. 1, 2018 for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Playground Shade Structure Proposals

Ms. Hecht presented proposals for installation of a playground shade structure to the Board for consideration. The Board tabled consideration of the proposals until the next meeting to allow the vendors to give estimates according to the scope of services provided in the proposal from REP.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Parker asked staff to investigate issues with the monument lighting at Normandy West and at Chillingham.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 4:33 PM for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman