

## 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 8, 2018 at 6:30 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, Chair</b>
Judy Lammers	<b>Board Supervisor, Vice Chair</b>
Richard Green	<b>Board Supervisor, Assistant Secretary</b>
Charles Parker	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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>
Albert Armas	<b>BrightView</b>
Greg Coker	<b>Florida Power &amp; Light</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:

- Tree maintenance on 57<sup>th</sup> Court East
- Common area mulch applications
- Concerns regarding the monument light at Chillingham

#### THIRD ORDER OF BUSINESS

#### Consideration of Board Member Appointment

Mr. Phillips introduced the topic for discussion. Board candidate Joe Ligi was present and provided a summary of his qualifications for the Board. Discussion ensued.

On a Motion by Mr. Parker, seconded by Mr. Green, with all in favor, the Board appointed Jay Morrison to serve in seat #3 of the Board of Supervisors for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-04, Re-Designating Officers**

Mr. Phillips presented Resolution 2018-04, Re-Designating Officers, to the Board for consideration. The Board kept the existing designations with the addition of Mr. Morrison serving as another Assistant Secretary.

On a Motion by Mr. Parker, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2018-04, Re-Designating Officers, for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion of Florida Power & Light Easement Agreement**

Mr. Phillips introduced the topic for discussion. Mr. Coker of FP&L was present for discussion and addressed general questions from the Board. The Board tabled a decision on approval of the easement until the February Board meeting, so that the language of the document can be reviewed and a request for reimbursement of the easement from FP&L can be made.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting Held on December 11, 2017**

Mr. Phillips presented the minutes of the Board of Supervisors' regular meeting held on December 11, 2017 to the Board for consideration.

On a Motion by Mr. Moneyheffer, seconded by Mr. Parker, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on December 11, 2017 as presented for Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of November 2017 Operations & Maintenance Expenditures**

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

On a Motion by Mr. Parker, seconded by Ms. Lammers, with all in favor, the Board approved the Operations & Maintenance Expenditures for November 2017 (\$142,354.78) for Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**1. Update Regarding Construction Traffic Concerns**

Mr. Earlywine and Ms. Godelia provided an update on construction traffic concerns. It was agreed that the Board would have a conversation with Dr. Weiland, the landowner, to discuss alternatives to the situation.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board authorized Mr. Parker to represent the Board in a meeting with adjacent landowner Dr. Weiland regarding construction traffic alternatives for Harrison Ranch Community Development District.

**B. District Engineer**

**1. Discussion of FPL Proposed Easement Request**

Mr. Mulock reviewed his report for the Board.

**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. Rose reviewed Tracy Hecht's report for the Board as well.

**D. District Manager**

Mr. Phillips announced that the next regular meeting of the Board of Supervisors is scheduled for Monday, February 12, 2018 at 1:30 PM at the Harrison Ranch Clubhouse.

**1. Update Regarding TRB Development Fenceline**

Mr. Phillips introduced the topic for discussion. It was agreed that follow-up with TRB Development will take place regarding the easement for the privacy wall which was discussed and approved at the December 2017 Board meeting.

**E. Landscape Maintenance Update**

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

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 a proposal for landscape enhancements to the Board for consideration.

On a Motion by Ms. Lammers, seconded by Mr. Parker, with all in favor, the Board approved the proposal from BrightView for the January 2018 annuals color rotation in the amount of \$8,716.25 for Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding 11220 58<sup>th</sup> St. Circle East Hedgeline**

Mr. Phillips introduced the topic for discussion. The Board asked that the hedgeline be trimmed and maintained, and that discussion take place at the next meeting in February whether or not removal will be required or if trimming and maintenance will be sufficient.

**TENTH ORDER OF BUSINESS**

**Consideration of Monument Lighting Proposal**

Mr. Phillips presented a proposal for monument lighting repairs to the Board for consideration. Discussion ensued. The Board requested that Pulte investigate the monument lighting, due to the understanding that the solar-powered light does not cast as bright of lighting as a regular electric light pole does.

**ELEVENTH 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. The Board tabled consideration of the proposals until the February meeting when new bids could be obtained.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Paving Proposals**

Mr. Phillips presented proposals for paving repair work to the Board for consideration. Discussion ensued. The Board tabled a decision on the topic until the next meeting in February and asked that proposals be revised to include only those areas most in need of short-term repair.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Playground Shade Structure Proposals**

Mr. Phillips presented proposals for installation of a playground shade structure to the Board for consideration. General discussion ensued. The Board tabled consideration of the proposals until the next meeting and requested that the scope of service from Bliss Products be provided to opposing bidders to allow for an appropriate bid comparison to be obtained.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no additional supervisor requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Lammers, seconded by Mr. Parker, with all in favor, the Board adjourned the meeting at 8:19 PM for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman