

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, February 12, 2018 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, Chair
Judy Lammers	Board Supervisor, Vice Chair
Jay Morrison	Board Supervisor, Assistant Secretary
Richard Green	Board Supervisor, Assistant Secretary
Charles Parker	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company
Jere Earlywine	District Counsel; Hopping Green & Sams
Jeb Mulock	District Engineer; ZNS Engineering
Emily Rose	Lifestyle Director
Tracy Hecht	Community Manager
John Cornelius	BrightView
Albert Armas	BrightView
Josh McGarry	Aquatic Systems
Greg Coker	Florida Power & Light

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:

- The monument light at Chillingham
- Conservation area bordering pond 37
- General conservation area concerns

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting Held on January 8, 2018

Mr. Phillips presented the minutes of the Board of Supervisors' regular meeting held on January 8, 2018 to the Board for consideration.

On a Motion by Ms. Lammers, seconded by Mr. Morrison, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on January 8, 2018 as presented for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of December 2017 Operations & Maintenance Expenditures

Mr. Phillips presented the Operations & Maintenance Expenditures for December 2017 to the Board for Ratification.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board ratified the Operations & Maintenance Expenditures for December 2017 (\$99,076.64) for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Update Regarding Construction Traffic Concerns

Mr. Earlywine and Ms. Godelia provided an update on construction traffic concerns. They also addressed an audience member's concerns regarding entrance lights. Ms. Godelia also addressed her report and answered general questions from the Board.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board approved the Willow Bend Construction Access Agreement in substantial form for the Harrison Ranch Community Development District.

B. District Engineer

i. Discussion of FPL Proposed Easement Request

Mr. Coker and Mr. Mulock addressed and answered general questions from the Board.

On a Motion by Mr. Moneyheffer, seconded by Mr. Parker, with all in favor, the Board approved the FPL Easement Agreement for Harrison Ranch Community Development District.

C. Clubhouse Staff

Ms. Rose reviewed the Activities & Community Report for the Board. Ms. Hecht also provided an update and she and Ms. Rose answered general questions from the Board.

On a Motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board approved the expenditure of an amount not to exceed \$2,250.00 for new office/clubhouse furniture for the Harrison Ranch Community Development District.

General discussion ensued.

D. District Manager

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

i. 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.

ii. Presentation of December 2017 Unaudited Financial Statements

Mr. Phillips presented and reviewed the December 2017 unaudited financial statements for the Board.

E. Landscape Maintenance Update

i. Presentation of Quality Site Assessment Report

Mr. Cornelius and Mr. Armas reviewed the QSA report for the Board and answered general questions from the Board. Discussion ensued with regard to the hedgeline at 11220 58th St. Circle East.

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board approved to remove the viburnum hedge at 11220 58th Street Circle East for the Harrison Ranch Community Development District.

ii. Consideration of Proposals for Landscape Enhancements

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

On a Motion by Mr. Moneyheffer, seconded by Mr. Green, with all in favor, the Board approved the proposal from BrightView for swale work on District owned property in the amount of \$2,635.00 for the Harrison Ranch Community Development District.

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from BrightView for removal and stump-grinding of twelve dead oak trees in the amount of \$1,075.00 for the Harrison Ranch Community Development District.

On a Motion by Mr. Green, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from BrightView for Leyland Cypress Installation in the amount of \$972.10 for the Harrison Ranch Community Development District.

On a Motion by Mr. Moneyheffer, seconded by Mr. Parker, with all in favor, the Board approved the proposal from BrightView for irrigation controller replacement in the amount of \$3,179.00 for the Harrison Ranch Community Development District.

iii. Ratification of Irrigation Pump System Proposal

Mr. Phillips presented a proposal from Hoover Pumping Systems for irrigation pump system maintenance to the Board for ratification.

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board ratified the proposal for irrigation pump system maintenance from Hoover Pumping Systems for the Harrison Ranch Community Development District.

F. Pond Maintenance Update

Mr. McGarry addressed his report and answered general questions from the Board.

SIXTH ORDER OF BUSINESS

Consideration of Aeration Proposals

Board tabled the topic until next month.

SEVENTH ORDER OF BUSINESS

**Consideration of Brazilian Pepper
Removal Proposals**

Mr. McGarry addressed a proposal for Brazilian pepper tree removal at a rate of \$3,700.00 per day.

On a Motion by Ms. Lammers, seconded by Mr. Morrison, with all in favor, the Board approved two days of Brazilian Pepper tree removal in the amount of \$7,400.00 for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Street Signs Proposal

General discussion ensued. The Board directed Mr. Mulock to speak with the County regarding this topic.

NINTH ORDER OF BUSINESS

Consideration of Pool Paver/Tile Proposals

Mr. Phillips introduced the topic for consideration. The Board tabled consideration of proposals until the February meeting when new/additional bids could be obtained.

TENTH ORDER OF BUSINESS

Consideration of Paving Proposals

Mr. Phillips introduced the topic for consideration. The Board tabled consideration of proposals until the February meeting when new/additional bids could be obtained.

ELEVENTH ORDER OF BUSINESS

**Consideration of Playground Shade
Structure Proposals**

Mr. Phillips introduced the topic for consideration. The Board tabled consideration of proposals until the February meeting when new/additional bids could be obtained.

TWELFTH ORDER OF BUSINESS

Review of Amenities Rules & Policies

Mr. Phillips introduced the topic for discussion. Mr. Earlywine provided insight into updates with regard to Fair Housing Act standards and other updates still in process. He also addressed and answered questions from the Board and from clubhouse staff.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Moneyheffer had comments regarding information research and presentation from the Board and from staff. Brief discussion ensued.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 3:41 PM for the Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman