

## 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, March 12, 2018 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, Chair</b>
Judy Lammers	<b>Board Supervisor, Vice Chair</b>
Jay Morrison	<b>Board Supervisor, Assistant Secretary</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</b>
Cullen Parris	<b>District Manager; Rizzetta &amp; Company</b>
Jere Earlywine	<b>District Counsel; Hopping Green &amp; Sams</b>
Jeb Mulock	<b>District Engineer; ZNS Engineering</b>
Emily Rose	<b>Lifestyle Director</b>
Barbara McEvoy	<b>Community Manager</b>
John Cornelius	<b>BrightView</b>
Albert Armas	<b>BrightView</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:

- Extending hours of the amenity center
- Activities director's hours
- Light on the monument at Chillingham
- Pickleball courts

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Special Meeting Held on January 29, 2018**

Mr. Phillips presented the minutes of the Board of Supervisors' special meeting held on January 29, 2018 to the Board for consideration.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board approved the minutes of the Board of Supervisors' special meeting held on January 29, 2018 as presented for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting Held on February 12, 2018**

Mr. Phillips presented the minutes of the Board of Supervisors' regular meeting held on February 12, 2018 to the Board for consideration.

On a Motion by Mr. Morrison, seconded by Ms. Lammers, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on February 12, 2018 as presented for the Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of January 2018 and February 2018 Operations & Maintenance Expenditures**

Mr. Phillips presented the Operations & Maintenance Expenditures for January 2018 and February 2018 to the Board for ratification. Brief discussion ensued.

On a Motion by Ms. Lammers, seconded by Mr. Parker, with all in favor, the Board ratified the Operations & Maintenance Expenditures for January 2018 (\$125,087.30) and February 2018 (\$169,827.18) for the Harrison Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**i. Update Regarding Construction Traffic Concerns**

Mr. Earlywine addressed and answered general questions from the Board.

**B. District Engineer**

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

Mr. Mulock addressed and answered general questions from the Board. He updated the Board on discussions held with Manatee County regarding replacement of signage within the District.

On a Motion by Ms. Lammers, seconded by Mr. Parker, with all in favor, the Board authorized staff to have Manatee County address the replacement of traffic signage within the community for the Harrison Ranch Community Development District.

**C. Clubhouse Staff**

Ms. Rose reviewed the Activities & Community Report for the Board. Ms. McEvoy also provided an update and she and Ms. Rose answered general questions from the Board. Ms. McEvoy then presented several proposals to the Board for consideration.

On a Motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board approved the expenditure of an amount not to exceed \$1,000.00 for a new LED marquis sign for the Harrison Ranch Community Development District.

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board approved the expenditure of an amount not to exceed \$1,600.00 for shipping of new office/clubhouse furniture for the Harrison Ranch Community Development District.

On a Motion by Mr. Moneyheffer, seconded by Mr. Morrison, with all in favor, the Board approved the proposal from The Flooring Warehouse in the amount of \$1,738.37 for new office flooring for the Harrison Ranch Community Development District.

**D. 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.

**E. District Manager**

Mr. Phillips announced that the next regular meeting of the Board of Supervisors is scheduled to be held Monday, April 9, 2018 at 1:30 PM at the Harrison Ranch Clubhouse.

**F. Pond & Mitigation Maintenance Update**

Mr. Phillips presented the latest waterway inspection report to the Board for review. Discussion ensued. The Board asked that Aquatic Systems take a look at Brazilian pepper behind 58<sup>th</sup> Street and provide a recommendation at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Pool Paver/Tile Proposals**

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

**EIGHTH ORDER OF BUSINESS**

**Consideration of Paving Proposals**

Mr. Phillips introduced the topic for consideration. Discussion ensued. The Board agreed to consider proposals for action as issues arise.

**NINTH ORDER OF BUSINESS**

**Consideration of Playground Shade Structure Proposals**

Mr. Phillips introduced the topic for consideration. The Board tabled consideration of proposals until the April meeting when new/additional bids could be obtained, with a matching scope of work outlined in the proposal submitted by bidding vendor Playmore.

**TENTH ORDER OF BUSINESS**

**Review of Amenity Center Rules & Policies**

Mr. Phillips introduced the topic for discussion. Mr. Earlywine addressed and answered questions from the Board. General discussion ensued.

On a Motion by Mr. Moneyheffer, seconded by Mr. Green, with all in favor, the Board authorized on-site staff to decide the new amenity center hours, in conjunction with the approval of the Securiteam monitoring proposal, for the Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Securiteam Monitoring Proposal**

Mr. Phillips presented a security system upgrade proposal from Securiteam to the Board for consideration. Discussion ensued.

On a Motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board approved the security system upgrade proposal from Securiteam in the amount of \$12,482.35 for the Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Green discussed the proposal for lighting at the Chillingham monument.

On a Motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board approved the proposal from Owens Electric for Chillingham monument lighting repairs in the amount of \$3,930.00 for the Harrison Ranch Community Development District.

Mr. Morrison discussed sidewalk repairs.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 3:40 PM for the Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman