

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, June 11, 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	Board Supervisor, Chair
Richard Green	Board Supervisor, Vice Chair
Jay Morrison	Board Supervisor, Assistant Secretary
Julianne Giella	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
Barbara McEvoy	Community Manager
Michele Royal	Community Manager
John Cornelius	BrightView
Albert Armas	BrightView

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:

- Pickleball courts
- Swim lane markers
- District payment for preserve area damage
- Support for community swim school
- Landscaping issues (weeds, walking path)

- Pool area steps and splash zone

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting Held on May 14, 2018

Mr. Phillips presented the minutes of the Board of Supervisors' regular meeting held on May 14, 2018 to the Board for consideration.

On a Motion by Mr. Morrison, seconded by Mr. Parker, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on May 14, 2018 as presented for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for May 2018

Mr. Phillips presented the Operations & Maintenance Expenditures for May 2018 to the Board for consideration.

On a Motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board ratified the Operations & Maintenance Expenditures for May 2018 (\$85,216.26) as presented for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Update

i. Presentation of Quality Site Assessment Report

Mr. Cornelius and Mr. Armas reviewed their QSA report for the Board and answered the Board's general questions.

ii. Consideration of Landscape-Related Proposals

Mr. Phillips presented a proposal for June annuals installations to the Board for consideration. Discussion ensued.

On a Motion by Mr. Moneyheffer, seconded by Mr. Green, with all in favor, the Board approved the landscape proposal from BrightView for June annuals installations in the amount of \$8,716.25 for the Harrison Ranch Community Development District.

B. District Counsel

i. Update Regarding Construction Traffic Concern

Mr. Earlywine addressed his report and answered the Board's general questions.

C. District Engineer

i. Discussion Regarding ADA Compliance

Mr. Mulock presented a revised letter of engagement for ADA compliance inspections to the Board for consideration. Discussion ensued. Mr. Mulock and Mr. Earlywine answered the Board's general questions.

On a Motion by Mr. Morrison, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from RGA Design Forensics for ADA compliance inspections for an amount not to exceed \$3,500.00 for the Harrison Ranch Community Development District.

Mr. Mulock stated he still hasn't heard back from the County regarding street signs.

D. Clubhouse Staff

Ms. McEvoy presented the monthly activities report for the Board and addressed and answered general questions from the Board.

i. Consideration of Security Camera Proposals

Ms. McEvoy presented proposals for front door security camera installations for consideration and reviewed them for the Board. Brief discussion ensued.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board approved the proposal from Securiteam for front door security camera installations in the amount of \$2,063.00 for the Harrison Ranch Community Development District.

ii. Consideration of Shade Structure Proposals

Ms. McEvoy provided an update on playground shade structure proposals. Discussion ensued.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board approved the expenditure of playground shade structure installations for an amount not to exceed \$34,310.85, contingent upon staff receiving additional comparable proposals and District Engineer's review, for the Harrison Ranch Community Development District.

Ms. McEvoy then provided an estimate for the purchase of a cell phone for contacting staff in case of after-hours clubhouse emergencies. Discussion ensued.

On a Motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board approved the purchase of an emergency clubhouse staff cell phone and flat-rate phone plan fee in the amount of \$25.00 per month for the Harrison Ranch Community Development District.

E. District Manager

Mr. Phillips announced that the next regular meeting of the Board of Supervisors is scheduled to be held Monday, July 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 and addressed and answered general questions from the Board.

i. Consideration of Aquatics-Related Proposals

Mr. Phillips presented aquatics-related proposals to the Board for consideration. Discussion ensued.

On a Motion by Mr. Moneyheffer, seconded by Ms. Giella, with all in favor, the Board approved the proposal from Aquatic Systems, Inc. for midge fly treatment in the amount of \$1,720.00 for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Calculation Report

Mr. Phillips presented the latest arbitrage rebate calculation report to the Board for review and confirmed that there is no arbitrage liability at this time. Brief discussion ensued.

SEVENTH ORDER OF BUSINESS

Review of Amenity Center Policies and Rules

Mr. Phillips and Mr. Earlywine presented the latest revision of the amenity center policies and rates to the Board for review. Lengthy discussion ensued regarding various pool issues.

On a Motion by Mr. Green, seconded by Ms. Giella, with all in favor, the Board approved the hiring of personnel for pool monitoring at \$10.00 per hour for not more than 20 hours per week for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Morrison spoke about walking trail options and about various landscaping issues. Lengthy discussion ensued.

Mr. Earlywine then spoke about the upcoming expiration of the current landscaping contract and necessity for a landscaping contract RFP, and explained the RFP process to the Board.

On a Motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board approved in substantial form the landscape services RFP process and appointed the members of the Board of Supervisors to serve as the RFP reviewing committee for the Harrison Ranch Community Development District.

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board authorized Rizzetta & Company, Inc. to act as landscaping RFP field service agent for an amount not to exceed \$3,000.00 for the Harrison Ranch Community Development District.

Mr. Green then spoke about homeowners cutting back vegetation in preservation areas behind their homes without authorization. Discussion ensued.

On a Motion by Mr. Moneyheffer, seconded by Mr. Morrison, with all in favor, the Board authorized District staff to obtain an estimate of costs from BrightView for replanting damaged areas and to issue a letter requesting reimbursement for said costs for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Morrison, seconded by Mr. Green, with all in favor, the Board adjourned the meeting at 3:49 PM for the Harrison Ranch Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman