

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, April 8, 2019 at 1:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Richard Green	Board Supervisor, Chair
Charles Parker	Board Supervisor, Vice Chair
Sue Walterick	Board Supervisor, Asst. Secretary
Julianne Giella	Board Supervisor, Asst. Secretary
Jay Morrison	Board Supervisor, Asst. Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company
Jere Earlywine	District Counsel; Hopping Green & Sams (via phone)
Lauren Gentry	District Counsel; Hopping Green & Sams
Jeb Mulock	District Engineer; ZNS Engineering
Logan Bell	Field Manager; Aquatic Systems, Inc.
Jamie Griffith	Clubhouse Staff; Access Management
Andrew Jackson	Presidential Electric Services

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 comments regarding several items, including the following:

- Items in need of maintenance;
- Landscaping and irrigation issues;
- Traffic signage;
- Wildlife;
- Home sale signage;
- Follow-up on proposals;
- Speeding; and
- Swimming pool concerns.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Update

Mr. Phillips presented John Toborg's latest field inspection report and addressed and answered the Board's general questions. Discussion ensued.

B. Pond & Mitigation Update

Mr. Bell presented the latest waterway inspection report to the Board for review and addressed and answered the Board's general questions. Discussion ensued regarding pond fish and midge fly treatment.

C. District Counsel

Ms. Gentry and Mr. Earlywine provided updates on several items and addressed and answered general questions from the Board. Discussion ensued.

D. District Engineer

i. Update Regarding Swale Repairs

Mr. Mulock provided an update and addressed and answered general questions from the Board. General discussion ensued.

E. Clubhouse Staff

Discussion ensued regarding the clubhouse staff schedule and other items.

F. District Manager

Mr. Phillips stated that the next regular meeting of the Board of Supervisors is scheduled to be held Monday, May 13, 2019 at 6:30 PM at the Harrison Ranch Clubhouse, at which time the proposed budget will be considered. He also confirmed that Barbara McEvoy will be returning as HOA manager, and the clubhouse staff position will be filled shortly as well. General discussion ensued.

i. Update Regarding Sport Court Installation

Mr. Phillips provided an update for the Board. Discussion ensued.

ii. Consideration of Holiday Décor Proposal

Mr. Phillips introduced Mr. Jackson, who presented proposals for holiday décor installations to the Board for consideration. Discussion ensued.

On a motion by Ms. Giella, seconded by Mr. Green, with all in favor, the Board of Supervisors approved proposal #1246 from Presidential Electric Services for holiday décor installations in the amount of \$5,450.00 for the Harrison Ranch Community Development District.

iii. Consideration of Pool Repairs Proposal

Mr. Phillips presented a proposal for various pool repairs to the Board for consideration. Lengthy discussion ensued.

On a motion by Mr. Morrison, seconded by Ms. Giella, with all in favor, the Board of Supervisors authorized the Chair to execute a proposal for necessary pool repairs prior to the next meeting for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Electrical Repairs Proposal

Mr. Phillips presented an electrical repairs proposal to the Board for consideration. Discussion ensued.

On a motion by Mr. Green, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the proposal from Owens Electric for streetlight boring and repairs with surge protection in the amount of \$4,775.00 for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Billiards Light Fixture Proposal

Mr. Phillips presented a proposal for billiards table lighting installation to the Board for consideration. Discussion ensued. The Board asked that staff obtain additional proposals for consideration.

SIXTH ORDER OF BUSINESS

Consideration of Pool Lighting Proposals

Mr. Phillips presented proposals for pool lighting repairs to the Board for consideration and recommended that the work be performed in conjunction with whichever vendor is doing the pool pavers and resurfacing. The Board agreed.

SEVENTH ORDER OF BUSINESS

Consideration of Preventive Maintenance Proposal

Mr. Phillips presented a fitness equipment preventative maintenance proposal to the Board for consideration. Discussion ensued.

On a motion by Ms. Walterick, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the proposal from Commercial Fitness Products for quarterly fitness equipment preventative maintenance in the amount of \$740.00 (\$185.00 per visit) for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Pump Repairs Proposal

Mr. Phillips presented a proposal from Hoover Pumping to the Board for consideration. Discussion ensued. The Board tabled consideration of the item until the next meeting in May.

NINTH ORDER OF BUSINESS

Presentation of Audit for Fiscal Year 2017-2018

Mr. Phillips presented the final audit for fiscal year ended September 30, 2018 to the Board for consideration. Brief discussion ensued.

On a motion by Mr. Morrison, seconded by Ms. Walterick, with all in favor, the Board of Supervisors accepted the final audit for Fiscal Year ended Sep. 30, 2018 in substantial form (at the request of District Counsel) for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Discussion of Website ADA Compliance

Mr. Phillips presented the topic to the Board. Ms. Gentry and Mr. Earlywine provided an overview and addressed and answered the Board's questions. Discussion ensued.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Walking Trail Use

Mr. Phillips presented the topic to the Board. Discussion ensued. Mr. Phillips will reach out to Ms. Griffith to have her send an email blast to the community.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Harrison Ranch Blvd. Expansion

Mr. Phillips presented the topic for consideration. Mr. Morrison provided an update addressed and answered general questions from the rest of the Board. Discussion ensued.

THIRTEENTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held on March 11, 2019

Mr. Phillips presented the minutes of the Board of Supervisors' meeting held on March 11, 2019 to the Board for consideration. Ms. Gentry noted that Mr. Earlywine had attended via telephone. General discussion ensued.

On a motion by Mr. Morrison, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held March 11, 2019 as amended for the Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for February 2019

Mr. Phillips presented the Operations & Maintenance Expenditures for February 2019 to the Board for ratification. Discussion regarding Access Management's performance and invoices ensued.

On a motion by Mr. Morrison, seconded by Mr. Parker, with all in favor, the Board of Supervisors requested that District Management hold all future invoices for Access Management's fees until District Counsel can review contract requirements for the Harrison Ranch Community Development District.

On a motion by Mr. Green, seconded by Mr. Morrison, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for February 2019 (\$96,046.08) for the Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Morrison discussed barb-wire fencing and plantings as related to nearby construction and property. Ms. Gentry addressed and answered the Board's questions.

Mr. Green spoke about negotiations with Access Management. Discussion ensued.

On a motion by Mr. Morrison, seconded by Mr. Parker, with four in favor and one (Ms. Giella) opposed, the Board of Supervisors ratified the Chair's decision to rehire Barbara McEvoy and authorize the buyout compensations with Access Management's contract for the Harrison Ranch Community Development District.

Other items discussed included personal training, the clubhouse's back door, change issues, Site Masters work, speeding signs, off-duty patrol, and stop signs.

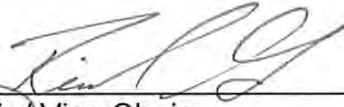
SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Ms. Walterick, with all in favor, the Board adjourned the meeting at 4:28 PM for the Harrison Ranch Community Development District.



Asst. Secretary



Chair / Vice Chair