

**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 11, 2013, at 1:32 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Adam Smith	<b>Board Supervisor, Chairman</b>
Allen Converse	<b>Board Supervisor, Assistant Secretary</b>
John Moneyheffer	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Keith Puente	<b>Lifestyle Director, Access Residential Management</b>
Kathy Pinto	<b>Lifestyle Assistant, Access Residential Management</b>
Michelle Murray	<b>Access Residential Management</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Syvret called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Landowner Meeting held on November  
12, 2012**

Ms. Syvret presented the minutes of the Landowner meeting held on November 12, 2012. She asked if there were any revisions to the minutes. Mr. Smith advised the name "Pulte Home Group" should be revised to "Pulte Group".

<p>On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board approved the Minutes of the Landowner meeting held on November 12, subject to the revision noted on the record, for the Harrison Ranch Community Development District.</p>
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**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on November 12, 2012**

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on November 12, 2012. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on November 12, 2012, for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of November and December 2012**

Ms. Syvret presented the operations and maintenance expenditures for the period of November 1-30, 2012, which totaled \$141,977.73 and for the period of December 1-31, 2012, which totaled \$72,513.57. She asked if there were any questions relating to the expenditures. Discussion ensued regarding various items of expenditure.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of November 2012, which totaled \$141,977.73 and the Month of December 2012, which totaled \$72,513.57, for the Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Earlywine advised there is new infrastructure to be conveyed to the District and he is currently putting the conveyance documents together, which he anticipates to have completed for the next meeting.

B. District Engineer

Mr. Mulock discussed the geothermal pool heating system and whether the pond depth is adequate to support the system, or whether the pond needs to be augmented with a well. He advised he has been out several times to check the water levels and so far it seems to be holding a sufficient level, but sometimes is borderline. He advised he wanted to open the item for discussion with the Board and receive feedback. Discussion ensued. The Board directed Mr. Mulock to provide an estimate of costs for permitting and drilling wells for the next meeting. Further discussion ensued.

Mr. Mulock further advised the electrician that is handling the boulevard lighting is working on updating proposals and the project should be moving forward soon.

- C. Activities Director  
Mr. Puente reviewed the events held in December and January, as well as upcoming events for February.
- D. District Manager  
Ms. Syvret provided updates regarding insurance for volunteers and the Board; whether or not to budget for Christmas decorations; hog damage; and completion of the walking trail renovations. She further advised the May meeting would be the proposed budget meeting.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for March 11, 2013 at 1:30 pm.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**


Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained.

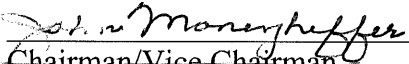
Ms. Syvret opened the floor to supervisor requests and comments. There were none.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Converse, seconded by Mr. Smith, with all in favor, the Board adjourned the meeting at 3:28 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
~~Chairman/Vice Chairman~~  
Assistant Secretary