

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, May 13, 2013, at 6:34 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Parker Hirons	Board Supervisor, Vice Chairman
Allen Converse	Board Supervisor, Assistant Secretary
David Gude	Board Supervisor, Assistant Secretary
John Moneyheffer	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Michelle Moss	Lifestyle Director
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 Board of Supervisors Meeting held on February 11, 2013

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on February 11, 2013. She asked if there were any revisions to the minutes. There were none.

<p>On a Motion by Mr. Gude, seconded by Mr. Hirons, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on February 11, 2013, for the Harrison Ranch Community Development District.</p>

THIRD ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of January, February, and March 2013

Ms. Syvret presented the operations and maintenance expenditures for the period of January 1-31, 2013, which totaled \$110,540.28, the period of February 1-28, 2013 which totaled \$96,866.66, and for the period of March 1-31, 2013, which totaled \$73,339.07. 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 January 2013, which totaled \$110,540.28, the Month of February 2013, which totaled \$96,866.66, and the Month of March 2013, which totaled \$73,339.07, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resignation of Board Supervisor Adam Smith

Ms. Syvret presented a letter of resignation received from Mr. Smith and asked for a motion to accept the resignation.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board accepted the resignation of Mr. Adam Smith, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Replacement Supervisor to Fill Seat #2 With a Term to Expire November 2014

Ms. Syvret advised the Board now has one vacant seat, seat #2, and she asked if the Board had an individual that they would like to appoint to fill the vacant seat. Mr. Hirons nominated Mr. Chris Fisher, a land development manager with Pulte.

On a Motion by Mr. Hirons, seconded by Mr. Gude, with all in favor, the Board appointed Mr. Chris Fisher to Seat #2, with a Term to expire in November 2014, for the Harrison Ranch Community Development District.

Ms. Syvret administered the Oath of Office to Mr. Fisher and asked if he wished to accept or waive supervisor compensation. Mr. Fisher waived supervisor compensation.

Mr. Earlywine provided an overview of the Sunshine Laws and ethics considerations as they relate to his appointment to the Board.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2013-04,
Reappointing the Board of Supervisors**

The Board tabled this item to the next meeting.

SEVENTH ORDER OF BUSINESS

**Presentation of the Proposed Budget for
Fiscal Year 2013/2014**

Ms. Syvret presented the proposed budget for fiscal year 2013/2014, identifying each line item experiencing a change from the current year budget. Discussion ensued regarding various line items.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2013-05,
Approving a Proposed Budget for Fiscal
Year 2013/2014 and Setting a Public
Hearing Thereon**

Ms. Syvret provided an overview of Resolution 2013-05, which serves to approve the proposed budget and sets a public hearing for consideration of the final budget for fiscal year 2013/2014. Ms. Syvret advised the Board, upon adoption of the fiscal year 2012/2013 meeting scheduled, had intended to hold the public hearing on August 12. The Board confirmed that was correct.

On a Motion by Mr. Converse, seconded by Mr. Gude, with all in favor, the Board adopted Resolution 2013-05, Approving a Proposed Budget for Fiscal Year 2013/2014 and Setting a Public Hearing Thereon for Monday, August 12, 2013 at 6:30 p.m., to be held at the Harrison Ranch Club House, located at 5575 Harrison Ranch Boulevard, Parrish, Florida 34219, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Concerning Property
Acquisition, Phase 2B-4**

Mr. Earlywine provided an overview of common areas and facilities anticipated to be competed in the near future, which include drainage ponds landscaped areas. He also reviewed the proposed warranty deed, bill of sale, and certificate of the District Engineer. Discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Gude, with all in favor, the Board approved acquisition of phase 2B-4, subject to final certification by the County and authorized the Chairman or Vice Chairman to execute the necessary documentation, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
Mr. Earlywine advised he had no report.
- B. District Engineer
Mr. Mulock provided follow up on a question regarding pond water level in connection with the pool heating system, and the need and feasibility for a secondary well. He reviewed a variety of options for additional pump and well installations which costs ranging up to \$67,000. Discussion ensued. Mr. Mulock was asked to obtain information regarding County permitting process and timeframes should they wish to move forward. In the meantime, it was determined the District would continue monitoring the water levels.
- C. Activities Director
Ms. Moss provided an update on events and ongoing maintenance.
- D. District Manager
Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for June 10, 2013 at 1:30 pm.

Ms. Syvret advised that per Florida Statutes she is required, prior to June 1 of each year, to announce the number of registered voters residing within the District as of April 15 of that year. Ms. Syvret announced that as of April 15, 2013 there are currently 623 persons registered to vote residing within the Harrison Ranch Community Development District.

Ms. Syvret advised that in the course of proceeding with reinstalling the hydrolic chair lift for the swimming pool, it was determined that the pump was damaged and would require replacement. It was also determined that the cost of replacing the pump was going to be quite expensive in relation to the overall cost/value of the chair itself, plus it was questionable whether the hydrolic lift meets the requirements in terms of ability to be operated by a handicapped individual without additional assistance. As such, she advised that she contacted a company that has been used by several other Districts to install ADA compliant chair lifts to provide a proposal for purchase and installation of a new chair lift. Ms. Syvret advised that the vendor inspected and measured the facilities and concluded that the District would need to install two chair lifts. Discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Gude, with all in favor, the Board approved a Not To Exceed amount of \$11,490, subject to review of the requirement of two chairs, for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Syvret opened the floor to supervisor requests and comments.

Mr. Moneyheffer addressed the age requirement for use of the pool for children without an adult. Discussion ensued.

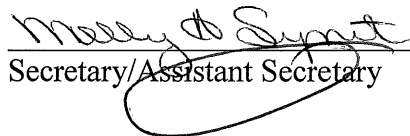
On a Motion by Mr. Converse, seconded by Mr. Gude, with all in favor, the Board approved changing the aged limit to 14 years of age for use of the community pool without an adult, for the Harrison Ranch Community Development District.

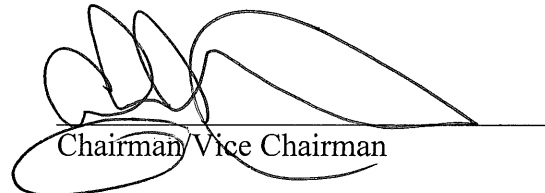
Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hiron, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 9:41 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman