

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 10, 2013, at 1:30 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
John Moneyheffer	Board Supervisor, Assistant Secretary
Chris Fisher	Board Supervisor

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
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 May 13, 2013

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on May 13, 2013. She asked if there were any revisions to the minutes. There were none.

<p>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 May 13, 2013, for the Harrison Ranch Community Development District.</p>

THIRD ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of April and May 2013**

Ms. Syvret presented the operations and maintenance expenditures for the period of April 1-30, 2013, which totaled \$59,727.81 and the period of May 1-31, 2013 which totaled \$59,529.16. 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. Hirons, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of April 2013, which totaled \$59,727.81 and the Month of May 2013, which totaled \$59,529.16, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Hirons advised he had received a letter of resignation from Board Supervisor David Gude for the Board's consideration.

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

Ms. Syvret advised the Board now has one vacant seat, seat #3, and she asked if the Board had an individual that they would like to appoint to fill the vacant seat. Mr. Hirons nominated Mr. Carlos Gregory, who is with Pulte.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board appointed Mr. Carlos Gregory to Seat #3, with a Term to expire in November 2014, for the Harrison Ranch Community Development District.

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

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

Ms. Syvret provided an overview of Resolution 2013-04, Re-appointing the Board of Supervisors.

On a Motion by Mr. Moneyheffer, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2013-04, Reappointing the Board of Supervisors as follows: Mr. Carlos Gregory to serve as Chairman; Mr. Parker Hirons to serve as Vice Chairman; and Mr. Allen Converse, Mr. John Moneyheffer, Mr. Chris Fisher, Ms. Molly Syvret, and Ms. Kari Hardwick to serve as Assistant Secretaries, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of LLS Tax Solutions, Inc.
Engagement Letter for Arbitrage Services
Related to Series 2007 Capital
Improvement Revenue Bonds**

Ms. Syvret provided an overview of the engagement letter received from LLS Tax Solution for arbitrage services related to the Series 2007 Capital Improvement Revenue Bonds, advising this is the same firm the District previously contracted with for these services. She further advised the cost for the services is \$650.00 and is within budget.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved execution of the Engagement Letter with LLS Tax Solutions, Inc., for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
End September 30, 2012 as Prepared by
McDermitt Davis & Company**

Ms. Syvret distributed copies of the Audit, advising that they were inadvertently omitted from the mailed agenda packages. She suggested that the Board table this item until the next meeting until they had more time to review the audit in detail. Ms. Syvret further suggested that if the Board tables consideration of the audit that the District Manager be permitted to submit the audit letter to the State to ensure it is timely filed, noting that if any revisions were required as a result of the Board's review, that a revised letter could accordingly be submitted to the State. The Board tabled this item to the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.
- B. District Engineer
Mr. Mulock advised he contacted RGA concerning the ADA report they had prepared and the question as to whether the District was compliant with one lift, as well as asked they confirm the deck measurements. Mr. Mulock advised that confirmation of the measurements hasn't been received other than the report. Ms. Syvret advised if the measurements are over the threshold, an alternate access point to purchasing a second chair would be to make the steps compliant by adding compliant hand rails, which would consist of two 36" high rails, and would cost

possibly about \$2,800 to \$3,000, plus the cost to drain and refill the pool. Discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the purchase of one chairlift and cover, for the Harrison Ranch Community Development District.

Mr. Mulock that he did not have a complete answer on the options for additional wells, as the people that handle the water use permits advised use of reclaim water to augment the pond is acceptable, but the environmental people at SWFWMD are opposed to it. The two departments are still reviewing their current policies.

C. Activities Director

Ms. Moss reviewed activities held in May and the calendar for June. Ms. Moss provided an overview of issues relating to the cleanliness of the pool, the heavy use of the facilities over the weekends, and the possibility of adding an additional pool service on Saturdays during the summer.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board authorized the addition of Saturday pool service at a cost of \$400 per month from June through September, for the Harrison Ranch Community Development District.

Ms. Moss provided an overview of issues related to the condition of the fitness equipment, frequency that equipment is requiring repair, and length of time equipment is down for repair. Ms. Moss suggested increasing the frequency of the preventative maintenance on the equipment to two times a month. Discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Fisher, with all in favor, the Board authorized an increase in preventative maintenance for the fitness center from once per month to twice per month, with an increase in price from \$110 per month to \$170 per month, for the Harrison Ranch Community Development District.

D. District Manager

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for July 8, 2013 at 1:30 pm.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

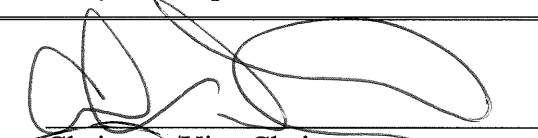
Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hirons, seconded by Mr. Gregory, with all in favor, the Board adjourned the meeting at 3:07 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman