

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, December 9, 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:

Carlos Gregory	Board Supervisor, Chairman
Parker Hiron	Board Supervisor, Vice Chairman
Allen Converse	Board Supervisor, Assistant Secretary
John Moneyheffer	Board Supervisor, Assistant Secretary
Chris Fisher	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. <i>(via phone)</i>
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Keith Puente	Clubhouse Staff
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Alberto Armas	ValleyCrest Landscape
Josh McGarry	Aquatic Systems

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

An Audience member expressed concerns about trees that are being cut down in a protected preserve area. A discussion ensued. Mr. Mulock will review the site to ensure that only designated trees are being cut down in a new area of development.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 11, 2013

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on November 11, 2013 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of October 2013

A brief discussion ensued regarding various invoices.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the operation and maintenance expenditures for October 2013, totaling \$69,774.47 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Landscape Update

Mr. Cornelius gave a brief update on current landscaping items. A brief discussion ensued regarding two ValleyCrest proposals for enhancements around the center island at the clubhouse and new plant installation near the tennis courts. Both proposals were tabled and will be discussed at a future meeting.

SIXTH ORDER OF BUSINESS

Pond Inspection Update

Mr. McGarry updated the Board on the current condition of the ponds. A brief discussion ensued.

SEVENTH ORDER OF BUSINESS

Consideration of New Rules of Procedure

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board opened the public hearing for Harrison Ranch Community Development District.

Mr. Earlywine reviewed the Rules of Procedure, noted some legislative changes that need to be reflected in the updated rules. The Board requested a redline copy of the rules that show the specific changes that were made. Mr. Roethke will email the redline copy to the Board. The Board decided to continue the public hearing in order to have time to review the Rules of Procedure.

On a Motion by Mr. Hirons, seconded by Mr. Gregory, with all in favor, the Board continued the public hearing to January 13, 2014 at 1:30 p.m. for Harrison Ranch Community Development District.

Mr. Roethke reviewed the Amenity Rules and Rates of the District and noted a few minor changes from the previous version.

On a Motion by Mr. Fisher, seconded by Mr. Gregory, with all in favor, the Board adopted the Amenity Rules and Rates, pending an amendment to remove the pool rental line item from the rates and fees schedule for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Newsletter Advertising Policies

Mr. Earlywine reviewed the newsletter advertising policies with the Board and explained that these will set the policy and create standards for advertising. The main purpose is to generate revenue for the District and all is in line with First Amendment rights. A brief discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board adopted the newsletter advertising policies, subject to changes made by District Staff regarding setting of rates and minimum advertising times for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Presentation of 2014 Maintenance Items

Mr. Roethke reviewed the list of 2014 maintenance items for the Board. Mr. Gregory noted that the pool resurfacing item should be the highest priority, and District Staff will need to bring proposals to the next meeting for consideration. Mr. Roethke will also update the list of items to differentiate between reserve items and wish list items so that projects can be prioritized properly.

TENTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Roethke presented the financial statement to the Board. Mr. Gregory asked Mr. Roethke to work with accounting to get each item in the activities budget broken out individually into the CDD budget. Mr. Gregory also requested that Mr. Roethke work with the Activities Director on keeping a calendar for preventative maintenance and reviewing it with the Board at future meetings.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Activities Director
Mr. Puente updated the Board on upcoming community events. She presented a proposal for electrical outlet fixes in the fitness center. The Board tabled this item.
- D. District Manager
Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for January 13, 2014 at 1:30 pm.

Mr. Roethke updated the Board on an incident with a resident cutting down a palm tree on CDD property.

On a Motion by Mr. Hirons seconded by Mr. Fisher, with all in favor, the Board authorized District Staff to send a demand letter to the individual responsible for removing the tree for Harrison Ranch Community Development District.

Mr. Roethke discussed holiday decorations with the Board. The Board decided not to allow residents to install decorations on the light poles outside their homes.

TWELFTH ORDER OF BUSINESS

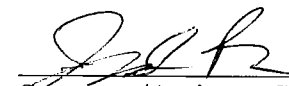
Supervisor Requests

Mr. Moneyheffer asked District Staff to contact Sandry Electrical Services regarding street light repairs and commented on a grading problem at a resident's house. It was noted that Mr. Hirons and Mr. Fisher would review the area and Mr. Mulock would re-grade it if necessary.

THIRTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Hirons, seconded by Mr. Fisher, with all in favor at 3:10 p.m., the Board continued the meeting to January 13, 2014 at 1:30 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman