

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 10, 2014, 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 Hirons	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:

Joseph Roethke	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
Jojo Styles	Clubhouse Staff
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Alberto Armas	ValleyCrest Landscape

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

A resident mentioned seeing some people throwing nets into the ponds to catch fish. Mr. Hirons suggested calling the Fishing Wildlife Commission (FWC) next time this activity is observed.

A resident at 10607 55th Court East stated that the pond near their home is full of algae and needs attention. Mr. Roethke will contact the pond maintenance vendor to ensure they are treating this pond.

A resident commented on the possibility of a dog park in future development.

A resident mentioned an area of erosion near his property that needs to be addressed.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
January 13, 2014**

Mr. Earlywine suggested a change to the Eighth Order of Business.

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 January 13, 2014 as amended for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for Month of
December 2013**

A brief discussion ensued regarding various invoices. Mr. Fisher confirmed that Pulte will reimburse the CDD for a \$1,390.50 invoice to replace plants along Harrison Ranch Boulevard. There was also a question regarding an invoice for Hoover pump maintenance. Mr. Roethke will follow up with the vendor on that invoice.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved the operation and maintenance expenditures for December 2013, totaling \$109,560.66 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Landscape Update

Mr. Cornelius distributed a monthly landscape report to the Board and reviewed the current landscape conditions as well as the service calendar. The Board reviewed two proposals that were included in the report.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the ValleyCrest proposal for annuals (Red Salvia and Dusty Miller - \$7,668.75) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved the ValleyCrest proposal for fire ant treatment (\$4,395.00) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Sod Replacement Due to Hog Damage

The Board reviewed the proposal and noted that the price for Bahia Sod seemed high. ValleyCrest agreed to lower the price to meet the Board's target.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board approved the ValleyCrest proposal to replace the 1,400 square feet of sod due to hog damage (\$1,090.00) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Pond Inspection Update

Mr. Roethke reviewed the pond inspection report for the Board and noted some improvements that have been reported over the last few months. No formal Board action was taken.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Clubhouse Floor Refinishing

The Board reviewed proposals for refinishing the wood floors in the clubhouse. A discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Fisher, with all in favor, the Board approved the Mr. Sandless of Sarasota proposal to refinish the clubhouse floor (\$2,300.00) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Pool Resurfacing

The Board reviewed proposals for pool resurfacing and Mr. Roethke distributed a summary sheet of all proposals. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the Pool Doctor proposal (\$38,690.00 with an additional not-to-exceed amount of \$3,000.00 to repair pavers on the pool deck) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

The Board decided to schedule these repairs after April 20, 2014.

TENTH ORDER OF BUSINESS

**Consideration of Options for Veranda
Chairs**

Mr. Roethke presented options to the Board for refurbishing the current patio chairs or replacing them with new chairs. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the Sunbrite proposal to refurbish the current chairs (\$1,900.00) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Options for Bench and
Picnic Table Replacement**

Mr. Roethke presented options for new picnic tables and benches to the Board. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the Sunbrite proposal for 5 new recycled plastic picnic tables and 5 new recycled plastic benches, including delivery, assembly and installation (\$9,950.00) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal for Parking
Lot Patching, Sealing and Re-Striping**

Mr. Roethke presented the proposal to the Board. A discussion ensued. The Board tabled this proposal and instructed District Staff to obtain some competitive bids to be reviewed at the next meeting.

THIRTEENTH ORDER OF BUSINESS

Consideration of Policy for Natural Areas

Mr. Earlywine reviewed the policy for the Board, which states that natural areas are to be left untouched by residents, unless trees or vegetation encroach on homeowner's property. In this case, the resident will be responsible to do their due diligence and inquire with SWFWMD or Manatee County before cutting back or removing any trees or vegetation from the natural areas. A discussion ensued. Mr. Hirons suggested some changes to the document. Mr. Earlywine will incorporate these changes into the final document.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board adopted the Natural Areas Policy as amended for Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS**Discussion Regarding Fitness Center Expansion**

Mr. Roethke presented a proposal from Ugarte & Associates for Architectural services for the fitness center expansion project. A discussion ensued.

On a Motion by Mr. Hiron, seconded by Mr. Gregory, with all in favor, the Board approved the Ugarte & Associates proposal for architectural services (not-to-exceed \$10,000.00) subject to review of the agreement by District Counsel and execution by the Chairman for Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS**Presentation of 2014 Maintenance Items**

Mr. Roethke presented the 2014 maintenance items to the Board and noted that the majority of the items are completed or currently in progress. The Board directed Mr. Roethke to obtain proposals for options to replace the foosball and chess tables and chairs and bring those to the next meeting.

SIXTEENTH ORDER OF BUSINESS**Presentation of Monthly Unaudited Financial Statement**

Mr. Roethke presented the monthly unaudited financial statement to the Board. Mr. Gregory spoke to the Board about the current amount of cash reserves in the CDD's fund and gave some background on discussions he has had with District Staff about the possibility of refunding some of that money to the Developer and homeowners for overpayment of assessments. A discussion ensued. The Board directed District Staff to bring a proposal for issuing refund checks to the next meeting along with approximate figures for anticipated reserve spending for the next two years.

(Mr. Hiron left the meeting in progress at 3:35 p.m.)

SEVENTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
No report.
- B. District Engineer
Mr. Mulock discussed a 10 foot clear zone on the Harrison Ranch Boulevard median and noted restrictions for what can be added to these areas. He also did some research on the palm tree that was removed by the neighboring property owner and confirmed it was worth \$200.00. District Staff will send a demand letter to the home owner.
- C. Activities Director
Ms. Moss introduced Jojo Styles, the new part-time clubhouse employee.

D. District Manager

Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for March 10, 2014 at 1:30 pm.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.


NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 3:51 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman