

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, March 10, 2014, 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:

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.
Bill Rizzetta	President, Rizzetta & Company, Inc.
Joe Kennedy	Accounting 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
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape (<i>joined in progress</i>)
Alberto Armas	ValleyCrest Landscape (<i>joined in progress</i>)
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

Several Audience members commented on fishing issues in the ponds, the assessment refund resolution and the current size of the Amenity Center being too small. A discussion ensued regarding these items.

An Audience member commented on drainage issues on his lot. Mr. Fisher and Mr. Mulock will review this area.

An Audience member commented on a water runoff issue from the walking trail behind her home. Mr. Earlywine and Mr. Mulock will review this area together.

An Audience member commented on adjacent neighbors on the southwest corner of the property cutting down trees and hedges on Harrison Ranch property. Mr. Roethke will work with Mr. Earlywine to send a demand letter to the residents of these homes.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 10, 2014

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 February 10, 2014 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of January 2014

A discussion ensued regarding repairing street lights.

On a Motion by Mr. Converse, seconded by Mr. Fisher, with all in favor, the Board authorized District Staff to compile all street light repair requests throughout the month and to send a complete list to Goodson Electric on the first Friday of every month for Harrison Ranch Community Development District.

A discussion ensued regarding an invoice from Answer Excellence.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board cancelled services from Answer Excellence for Harrison Ranch Community Development District.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board approved the operation and maintenance expenditures for January 2014, totaling \$68,705.60 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Landscape Update

Mr. Cornelius reviewed the landscape report for the Board. A discussion ensued regarding the current status of the maintenance projects. Mr. Gregory noted several improvements that need to be addressed throughout the community. He asked if ValleyCrest could give a Florida Best Practices Seminar. Mr. Cornelius will work with the HOA and the clubhouse staff to set this up.

Mr. Cornelius presented a proposal to removal live oaks and to install several trees along 100th Street East.

On a Motion by Mr. Hirons, seconded by Mr. Gregory, with all in favor, the Board approved the ValleyCrest proposal for the removal of 16 live oaks and the installation of 12 Sabal Palms and 4 Ligustrum Trees (not-to-exceed \$4,500.00) for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Pond Inspection Update

Mr. McGarry reviewed the pond inspection report with the Board. He discussed issues that he noticed throughout the past month. Mr. Moneyheffer asked Mr. McGarry to address issues with pond #22. Mr. Gregory asked about carp. A discussion ensued. Mr. McGarry is working on pre-approvals from SWFWMD for carp stocking.

SEVENTH ORDER OF BUSINESS

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

The Board reviewed one proposal in the agenda packet and Mr. Roethke distributed one additional proposal. A discussion ensued. The Board approved a proposal for asphalt repair that includes patching, sealing and re-striping.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board approved the Asphalt Repair Services proposal for asphalt repair in the clubhouse parking lot including patching, sealing and re-striping (\$4,242.00) for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Chess Tables and Chairs

Mr. Roethke presented a proposal to refurbish the existing furniture for the chess tables and chairs inside the clubhouse. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Pristine Upholstery proposal to refurbish the chess tables and chairs inside the clubhouse (\$960.00) for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Jan-Pro Maintenance Proposal

Mr. Roethke presented a proposal for maintenance services from Jan-Pro, including carpet extraction, window and pressure washing. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board authorized District Staff to create a schedule and to execute the agreement for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of 2014 Maintenance Items

Mr. Roethke reviewed the list of 2014 maintenance items for the Board. Many of the items are now in progress or already completed. No formal Board action was taken.

ELEVENTH ORDER OF BUSINESS

Presentation of Unaudited Financial Statement

Mr. Roethke reviewed the monthly unaudited financial statement for the Board. Mr. Kennedy entertained various questions from the Board regarding the Reserve Fund line items.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2014-06, Assessment Refund and Related Agreement (*under separate cover*)

Mr. Earlywine provided background information on the resolution. Mr. Rizzetta commented on various issues involved with providing a proposal to complete the work related to this refund. A discussion ensued. The Board entertained various questions from the audience.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with four in favor, and one Mr. Moneyheffer opposed, the Board adopted Resolution 2014-06, approving the refunding of \$941,654.00 back to the parties that paid these assessments between fiscal year 2008/2009 and fiscal year 2011/2012 for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Activities Director
Ms. Moss provided an update on the current events in the clubhouse. She inquired about the possibility of adding a bulletin board to the front of the clubhouse. A discussion ensued. The Board agreed not to install a bulletin Board at this time. Ms. Moss asked about charging extra for rentals and to bring any changes to be approved at a future meeting. She also requested that rules be posted at the playground.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board authorized District Staff to install a sign at the playground for Harrison Ranch Community Development District.

- D. District Manager
Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for April 14, 2014 at 1:30 pm.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

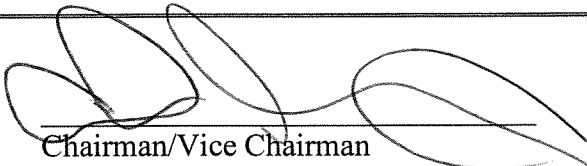
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board adjourned the meeting at 4:07 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman