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**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, October 14, 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	<b>Board Supervisor, Chairman</b>
Parker Hirons	<b>Board Supervisor, Vice Chairman</b>
Allen Converse	<b>Board Supervisor, Assistant Secretary</b>
John Moneyheffer	<b>Board Supervisor, Assistant Secretary</b>
Chris Fisher	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b> <i>(via phone)</i>
Joe Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Michelle Moss	<b>Lifestyle Director</b>
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 commented on various ponds throughout the community that have shown improvement while another resident stated that the ponds have not improved and have gotten worse in some areas.

**THIRD ORDER OF BUSINESS**

**Consideration of Proposals for Fitness Equipment**

Representatives of FitRev, Inc. and Commercial Fitness Products presented their proposals to the Board. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the Commercial Fitness Products proposal (Matrix Model 3 Machines, including 4 treadmills, 2 ellipticals and 1 recumbent bike - \$25,825.00) for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on August 12, 2013**

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on August 12, 2013, for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

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

A discussion ensued regarding the hog trapping invoice. The District Manager will follow up with John Cope about future trapping in the District.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the operation and maintenance expenditures for August 2013, totaling \$71,827.78 for Harrison Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion Concerning Pond Maintenance**

After some discussion regarding the current state of the ponds in the District, the Board decided to terminate the current agreement with American EcoSystems, and accept the new proposal from Aquatic Systems at an annual price of \$29,832.00 to be paid monthly.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Aquatic Systems proposal for pond maintenance services (33 ponds) and terminated the existing agreement for the Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-01,  
Opportunity to be Heard**

Mr. Earlywine explained the new legislation that affords audience members a reasonable opportunity to speak at public meetings and reviewed the resolution for the Board.

On a Motion by Mr. Converse, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2014-01, opportunity to be heard, for Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Concerning Updated  
Provisions of the District's Rules of  
Procedure; Consideration of Resolution  
2014-02, Setting a Public Hearing to  
Consider Adoption of the Updated Rules  
of Procedure**

Mr. Earlywine reviewed the updated provisions for the Board. The Board decided to schedule the public hearing for December 9, 2013 at 1:30 p.m.

On a Motion by Mr. Hirons, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2014-02, setting a public hearing to consider the adoption of the updated Rules of Procedure for December 9, 2013 at 1:30 p.m. at 5755 Harrison Ranch Boulevard, Parrish, FL 34219 for Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Wetland  
Buffer Maintenance**

The Board reviewed the proposals and a discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the Cardno Entrix proposal for wetland buffer maintenance (\$5,700.00 per event for annual maintenance of non-planted buffers and \$5,270.00 per event for tri-annual maintenance of planted buffers) Harrison Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Reserve Study**

Ms. Syvret reviewed the Reserve Study for the Board. A discussion ensued. Mr. Gregory requested that the numbers be re-evaluated based on the amended life expectancy of various items. The District Manager will follow up on the Chairman's request.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of ValleyCrest Proposal for  
Additional Turf Maintenance at Phase  
IIB4**

The ValleyCrest proposal for landscape maintenance within the area known as Phase IIB4 was presented to the Board of Supervisors.

On a Motion by Mr. Fisher, seconded by Mr. Converse, with all in favor, the Board approved the ValleyCrest proposal for additional turf maintenance at Phase IIB4, subject to completion of the conveyance of the land within Phase IIB4 to the District for Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Mr. Mulock stated that the streetlights on 107<sup>th</sup> have been installed and will be turned on by Florida Power & Light.
- C. Activities Director  
Ms. Moss reviewed the activities report that was distributed to the Board, noting a new newsletter format that will take effect in January. A discussion ensued regarding replacing the picnic benches.
- D. District Manager  
Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for November 11, 2013 at 1:30 pm.  
  
Mr. Roethke presented Resolution 2014-03, appointing an Assistant Secretary (Joseph Roethke) to the Board for their consideration.

On a Motion by Mr. Converse, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2014-03, appointing Joseph Roethke as Assistant Secretary for Harrison Ranch Community Development District.

A discussion regarding the clubhouse trail lighting ensued. It was noted that District Management would follow up with Goodson Electric on the status of the proposal request.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Moneyheffer suggested that Goodson Electric check the landscape up lighting on a monthly basis.

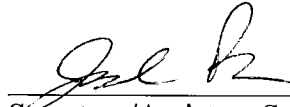
Mr. Hirons updated the Board on the development of Phase IIB-5.

Mr. Gregory requested that John Cornelius of ValleyCrest begin to attend the CDD meetings to update the Board on current landscape conditions.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 3:05 p.m. for Harrison Ranch Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman