

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, November 11, 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 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:

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.
Michelle Moss	Lifestyle Director
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Alberto Armos	

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

There were no Audience comments.

Mr. Roethke asked for a motion to amend the agenda to consider the permit transfer for Phase IIB4 and extending the landscaping contract with ValleyCrest.

On a Motion by Mr. Converse, seconded by Mr. Hiron, with all in favor, the Board amended the agenda for Harrison Ranch Community Development District.

Mr. Mulock presented the permit for Phase IIB4 that needs to be transferred from the County to the CDD.

On a Motion by Mr. Fisher, seconded by Mr. Gregory, with all in favor, the Board accepted the permit for Phase IIB4 for Harrison Ranch Community Development District.

Mr. Roethke presented a one-year extension of the ValleyCrest contract, noting that there is no price increase and the extension will cover up until September 30, 2014.

On a Motion by Mr. Hiron, seconded by Mr. Gregory, with all in favor, the Board approved the 1-year extension of the ValleyCrest contract for Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on October 14, 2013

Mr. Roethke noted the changes suggested by Mr. Earlywine that were incorporated into the minutes.

On a Motion by Mr. Gregory, seconded by Mr. Hiron, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on October 14, 2013 as amended for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of September 2013

A discussion ensued regarding the some of the utility and insurance estimates.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved the operation and maintenance expenditures for September 2013, totaling \$86,658.64 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Goodson Electric
Proposal for Ground Trail Lighting**

The Board directed Mr. Roethke to obtain a proposal from ValleyCrest Landscape to compare the cost to Goodson Electric.

On a Motion by Mr. Hirons, seconded by Mr. Moneyheffer, with all in favor, the Board approved a not-to-exceed amount of \$5,382.00 for ground trail lighting for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Budget Amendment for
Fiscal Year 2012/2013**

Mr. Roethke reviewed the amended budget for the Board, noting that the District was over budget by \$19,291.32 for fiscal year 2012/2013 mainly due to the pool heating system.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2014-04, approving the amended budget for fiscal year 2012/2013, for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Amended Reserve Study

Mr. Roethke presented the amended Reserve Study to the Board. A discussion ensued. Mr. Gregory asked Mr. Roethke to prioritize a list of reserve items to be replaced in 2014.

EIGHTH ORDER OF BUSINESS

Landscape Update

Mr. Cornelius updated the Board on current landscape conditions and items in progress. He entertained several questions from the Board and Audience members.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Mulock discussed research on the possible expansion of the Amenity Center and stated that he would work with Commercial Fitness Products and District Staff to discuss options.
- C. Activities Director
Ms. Moss updated the Board on upcoming community events. A discussion regarding allowing advertising in the newsletter ensued.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the placements of advertisements in the newsletter pending the legal approval of the policies by District Counsel for the Harrison Ranch Community Development District.

D. District Manager

Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for December 9, 2013 at 1:30 pm.

Mr. Roethke suggested that the District purchase a laptop to store District records at the clubhouse. This item was tabled until Mr. Earlywine obtains a legal opinion from his firm that is researching this option.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Gregory requested that the new aquatics company attend the Board of Supervisors' meetings and that their updates be placed first on the agenda.

Mr. Moneyheffer complimented ValleyCrest Landscape and Ms. Moss on a job well done.

An Audience member inquired about fracking. A brief discussion with Board members ensued.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hirons, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 3:04 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman