

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, January 13, 2014, at 1:34 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
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Alberto Armas	ValleyCrest Landscape
Josh McGarry	Aquatic Systems
Charlie Ugarte	Ugarte Architects & Associates
David Bishop	Ugarte Architects & Associates

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 inquired as to whether there was an AED device on site. There is not, District Staff will look into the possibility of adding one.

A resident asked about the amount remaining on the bond and the District's investment strategy. Mr. Earlywine responded to the question.

A resident inquired about adding additional televisions to the Fitness Center. The Board will look into this as the Fitness Center expansion project progresses.

A resident commented on the condition of the nature trail. District Staff will look into getting the washout issues repaired.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 9, 2013

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on December 9, 2013 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of November 2013

A brief discussion ensued regarding various invoices.

On a Motion by Mr. Fisher, seconded by Mr. Hirons, with all in favor, the Board approved the operation and maintenance expenditures for November 2013, totaling \$71,672.07 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. The Board asked Mr. Cornelius to bring a schedule which shows a breakdown of when certain tasks are completed throughout the month.

The Board reviewed a proposal to cut back an oak tree behind 9831 50th Street Circle E. The proposal was tabled in order to have further discussions on how to handle requests to cut back or remove trees from conservation areas.

SIXTH ORDER OF BUSINESS

Consideration of ValleyCrest Landscape Proposals

The Board reviewed two proposals from ValleyCrest.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the ValleyCrest proposal for the renovation of the center island near the clubhouse (\$590.00) for Harrison Ranch Community Development District.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the ValleyCrest proposal for improvements near the right side of the clubhouse (\$174.00) for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Pond Inspection Update

Mr. McGarry provided an update on the current pond conditions and noted that the main issue has been floating weeds. He stated that there have been significant improvements over the past couple of months. Mr. McGarry will present a proposal to the Board for carp additions at the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of New Rules of Procedure

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

Mr. Earlywine briefly reviewed the Rules of Procedure for the Board. A brief discussion ensued. There were no comments or questions on the Rules of Procedure.

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

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board adopted the Rules of Procedure for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Pool Heating System Maintenance

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the Symbiont Service Corporation proposal for pool heating system maintenance for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Clubhouse Floor Refinishing (*under separate cover*)

Mr. Roethke presented proposals for two different floor refinishing options from Mr. Sandless. The Board requested additional proposals to review at the next meeting. This agenda item was tabled.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Pool Table Resurfacing

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board approved the Mike's Billiard Supplies & Services proposal for pool table resurfacing (\$492.00) for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Pool Resurfacing

Mr. Roethke distributed two additional proposals for pool resurfacing in addition to the one included in the agenda book. A discussion ensued. The Board tabled this item in order to review an apples to apples comparison at the next meeting.

(Mr. Hirons left the meeting in progress at 2:45 p.m.)

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for Roof Repair

Mr. Roethke distributed one additional proposal for roof repair in addition to the one included in the agenda book. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the Charles A. Roy proposal for roof repairs (\$5,500.00 +/- plus an additional \$700.00 to repair an off ridge vent) for Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Options for Veranda Chairs

The Board reviewed options for new veranda chairs. The Board directed District Staff to obtain proposals to refinish the current chairs and also additional options for commercial-grade chair replacements.

FIFTEENTH ORDER OF BUSINESS

Consideration of Options for Bench and Picnic Table Replacement

Ms. Moss reviewed various quotes for picnic tables and benches to replace the current wooden ones around the clubhouse and playground area. A discussion ensued. The Board requested additional options for the high-end composite tables and benches to review at the next meeting.

SIXTEENTH ORDER OF BUSINESS

**Discussion Regarding Fitness Center
Expansion**

Mr. Ugarte and Mr. Bishop of Ugarte & Associates gave a brief presentation on the background and experience of their architectural firm. A discussion ensued. The Board requested preliminary designs from several architects to consider at the next meeting.

SEVENTEENTH ORDER OF BUSINESS

Presentation of 2014 Maintenance Items

Mr. Roethke reviewed the list of 2014 maintenance items for the Board, noting that the list was broken down into reserve items and wish list items. No formal Board action was taken.

EIGHTEENTH ORDER OF BUSINESS

**Presentation of Monthly Unaudited
Financial Statement**

Mr. Roethke presented the monthly unaudited financial statement to the Board. No formal Board action was taken.

NINETEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Mulock mentioned that he is currently working with a contractor to fix drainage issues on lot 840. He reviewed the conservation area near Phase IIB-3 and confirmed that none of the excavation has encroached on the preserved wetland area.
- C. Activities Director
Ms. Moss is currently interviewing potential replacements for Keith Puente. Mr. Gregory provided background information on Pulte's annual fall clean up initiative, noting that most of the fall clean up items have been completed.
- D. District Manager
Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for February 10, 2014 at 1:30 pm.

Mr. Roethke discussed the possibility of adding a CDD laptop to the clubhouse since the records can now be kept digitally on site, as per the new Rules of Procedure. After some discussion, it was decided that the records can be stored on one of the existing laptops already on site at the clubhouse.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

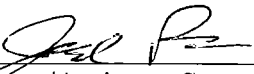
Mr. Gregory asked that ValleyCrest maintain the nature trail and that they begin to provide monthly reports to be reviewed at the CDD meetings.


Mr. Moneyheffer discussed suggestions for keeping 4-wheelers and ATV's off of the nature trail.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 3:36 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman