

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 10, 2011, at 1:33 p.m.**, at the Hampton Inn, located at 5810 20th Court East, Ellenton, Florida 34222.

Present and constituting a quorum were:

Bernie Mapili	Board Supervisor, Chairman
Adam Smith	Board Supervisor, Vice Chairman
Allen Converse	Board Supervisor, Assistant Secretary
Parker Hirons	Board Supervisor, Assistant Secretary
Dutch Neuweiler	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Joe Boldiga	Access Residential Management
Michelle Maruca	Activities Director, Access Residential Management
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Syvret called the meeting to order and read the roll call.

Ms. Syvret stated that she would like the Board to consider amending the agenda to add "Discussion Regarding Lease Agreement for Office Space at the Clubhouse" as item C under Business Items.

<p>On a Motion by Mr. Mapili, seconded by Mr. Neuweiler, with all in favor, the Board amended the Agenda to include as Business Item C "Discussion Regarding Lease Agreement for Office Space at the Clubhouse", for the Harrison Ranch Community Development District.</p>

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
December 13, 2010**

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on December 13, 2010. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Mapili, seconded by Mr. Neuweiler, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on December 13, 2010, for the Harrison Ranch Community Development District.

Mr. Boldiga introduced the new lifestyles director, Michelle Maruca, and provided a brief report.

THIRD ORDER OF BUSINESS

**Consideration of Matters Regarding
Homes for Our Troops**

Mr. Hirons explained that Pulte was requested to participate in the Homes for Our Troops to provide a lot in Harrison Ranch for the non-profit group to build a house for a veteran. Pulte agreed to sell, at cost, lot 361 in Phase 2A but to accommodate the house plan, additional land is needed. It was explained that the solution is to convey the CDD open space next to the lot to Pulte. District Engineer checked with the County to ensure conveyance of the land would not affect open space requirements. Discussion ensued.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board authorized transfer of the real estate rights identified in Exhibit A, attached, to Pulte Homes, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Discussion Regarding Lease Agreement
for Office Space at the Clubhouse**

Ms. Syvret advised that the District has received a request from Pulte Homes to utilize office space in the amenity center for sales offices. District Counsel provided a draft lease agreement. Discussion ensued. Questions were raised regarding access control and security since the doors would need to be open for sales but would normally be locked with card reader system.

On a Motion by Mr. Mapili, seconded by Mr. Converse, with all in favor, the Board approved the lease agreement for office space between Harrison Ranch CDD and Pulte Home Corporation, in substantial form, in the amount of \$350 per month, subject to final review by District Staff and execution by the Chairman, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine provided an update on the Boundary Amendment petition, which may be completed in February.
- B. District Engineer
Mr. Mulock had no report.
- C. Activities Director
Mr. Boldiga provided a brief report at the beginning of the meeting.
- D. District Manager
Ms. Syvret provided a proposal from Valley Crest for plant installation/landscape renovation along Harrison Ranch Boulevard. Discussion ensued.

On a Motion by Mr. Mapili, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Valley Crest for plant installation/landscape renovation on Harrison Ranch Boulevard, Not To Exceed \$29,518.25 and authorizing District Staff to pursue freeze protection and necessary irrigation work to be included in the proposal for the Harrison Ranch Community Development District.

Ms. Syvret advised that the next regular meeting of the Board of Supervisors is scheduled for Monday, February 14, 2011 at 1:30 pm.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Syvret opened the floor to audience and supervisor comments.

Mr. Hirons provided an update regarding the status of the clubhouse renovation. He directed Management to provide notice to have all temporary facilities removed by February 15th. Mr. Hirons reviewed refurbishment for the clubhouse floors options and kitchen exit water damage.

On a Motion by Mr. Hirons, seconded by Mr. Mapili, with all in favor, the Board authorized a Not To Exceed amount of \$3,500.00 for repair of the kitchen exit water damage (\$700.00) and the floor to be buffed and apply a water base finish (\$2,800.00) for Harrison Ranch Community Development District.

The Board directed District Staff to have Greenbriar clean the dead plants and debris out of the beds around the clubhouse now that construction fencing has been moved away. They also directed District Management to obtain proposals for power washing of the clubhouse exterior, sidewalks, pool deck and furniture, and the white fence.

Hearing no further Supervisors requests or comments; Ms. Syvret asked if there were any resident/audience comments.

Mr. Dan Finch, resident, stated that wild hogs are tearing up the property. Discussion ensued.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board authorized a Not To Exceed amount of \$1,000.00 to secure a licensed and insured trapper and provide a letter agreement authorizing access to District Property, for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hirons, seconded by Mr. Neuweiler, with all in favor, the Board adjourned the meeting at 3:38 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary

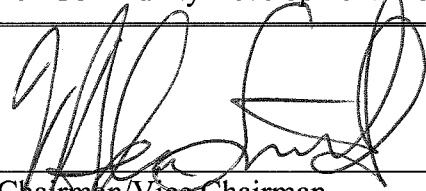

Chairman/Vice Chairman

EXHIBIT A



ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
 EB 0027476 LS 0006982 LC 0000365

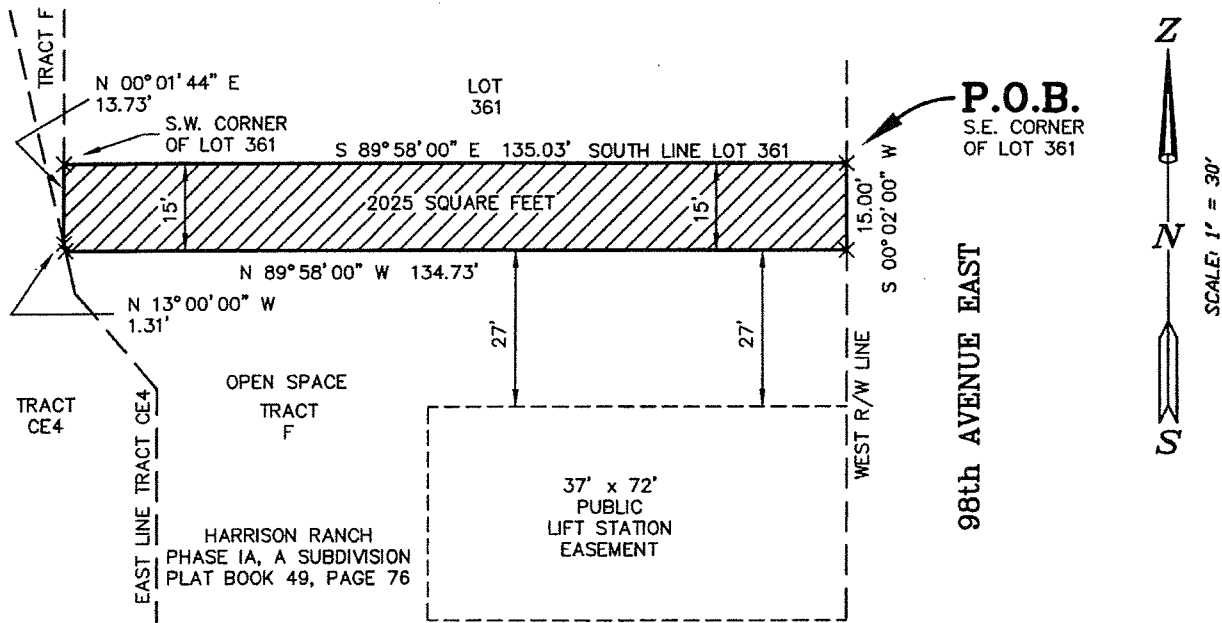
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 748-3747

DESCRIPTION:

A PORTION OF TRACT F OF HARRISON RANCH, PHASE IA, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 361 OF SAID SUBDIVISION; THENCE S 00° 02' 00" W, ALONG THE WEST RIGHT OF WAY LINE OF 98th AVENUE EAST, A DISTANCE OF 15.00 FEET; THENCE N 89° 58' 00" W, A DISTANCE OF 134.73 FEET TO AN INTERSECTION WITH THE EAST LINE OF TRACT CE4 OF SAID SUBDIVISION; THENCE N 13° 00' 00" W, ALONG SAID EAST LINE, A DISTANCE OF 1.31 FEET; THENCE N 00° 01' 44" E, A DISTANCE OF 13.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 361; THENCE S 89° 58' 00" E, ALONG THE SOUTH LINE OF SAID LOT 361, A DISTANCE OF 135.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 2025 SQUARE FEET, MORE OR LESS.



LEGEND:

P.O.B. - POINT OF BEGINNING
 R/W - RIGHT OF WAY



- SITE

NOTES:

- BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF 98th AVENUE EAST, HAVING A BEARING OF S 0° 02' 00" W, PER HARRISON RANCH, PHASE IA, A SUBDIVISION, PLAT BOOK 49, PAGE 76.
- THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

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NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF
 PORTION OF TRACT F OF
 HARRISON RANCH, PHASE IA
 LOCATED IN

SECTION 36, TOWNSHIP 33 SOUTH, RANGE 16 EAST
 MANATEE COUNTY, FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17-.050, FLORIDA ADMINISTRATIVE CODE.

BY: James N. Gatch, Jr. P.S.M.

FLORIDA CERTIFICATE NO. LS 4295

DATE OF CERTIFICATION : 12/20/10