

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, February 13, 2012, at 1:35 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Adam Smith	Board Supervisor, Vice Chairman
Parker Hirons	Board Supervisor, Assistant Secretary
Allen Converse	Board Supervisor, Assistant Secretary
David Gude	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
John Toborg	Operations 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, Access Residential Management
Kim Bittar	Access Residential Management
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on December 12, 2011

Ms. Syvret presented the minutes of the Audit Committee meeting held on December 12, 2011. She asked if there were any questions related to the minutes. There were none.

<p>On a Motion by Mr. Converse, seconded by Mr. Gude, with all in favor, the Board accepted the Minutes of the Audit Committee Meeting held on December 12, 2011, for the Harrison Ranch Community Development District.</p>
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THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on December 12, 2011

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on December 12, 2011. She asked if there were any revisions to the minutes. It was noted that on page three, seventh order of business, the minutes incorrectly state that the County is currently responsible for the maintenance of the boulevard extension landscape. The minutes should be changed to correctly reflect that the Developer is currently responsible for the landscape maintenance on the boulevard extension.

On a Motion by Mr. Converse seconded by Mr. Hirons, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on December 12, 2011, subject to the correction noted on the record, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Months of December 2011 and January 2012

Ms. Syvret presented the operation and maintenance expenditures for the period of December 1-31, 2011, which totals \$94,167.46 and the period of January 1-31, 2012, which totals \$42,386.01. Ms. Syvret asked if there were any questions related to the expenditures. Discussion ensued regarding the vendor used for streetlight and electrical repairs.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of December 2011, which total \$94,167.46 and for the Month of January 2012, which total \$42,386.01, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Replacement Supervisor to Fill Seat #4

Ms. Syvret asked the Board if they would like to appoint a supervisor to Seat #4.

Mr. Gude nominated Mr. Brandon Johnson of Pulte. Discussion ensued regarding the term of the seat.

On a Motion by Mr. Smith, seconded by Mr. Gude, with all in favor, the Board appointed Brandon Johnson to the Board of Supervisors, seat #4, for the Harrison Ranch Community Development District.

Ms. Syvret advised she would administer the oath of office to Mr. Johnson prior to the onset of the next Board of Supervisors meeting.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals for the Boulevard Extension

Ms. Syvret provided background on the landscaping proposals. Mr. Toborg provided an overview of the proposals received related to the landscape maintenance of the boulevard extension. Discussion ensued regarding the pricing provided by the various vendors. Maintenance concerns were also discussed.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board accepted the proposal received from ValleyCrest in an amount not to exceed \$45,000, subject to the landscaping being accepted in an as in condition, for the Harrison Ranch Community Development District.

Mr. Toborg was requested to meet with ValleyCrest, prior to execution of a contract, to finalize the amount and calculate how much it will cost to resolve the sod and deficient material issues.

SEVENTH ORDER OF BUSINESS

Consideration of Matters Regarding Right of Way Improvements

Mr. Earlywine provided an overview of the Warranty Bill of Sale for Right of Way Improvements and the Maintenance Agreement for Right of Way Areas..

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board authorized conveyance of landscape improvements on the northern boulevard, in substantial form of the documents provided, and subject to review by Counsel, for the Harrison Ranch Community Development District.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board authorized assignment of the existing maintenance contract from the developer to the District, authorized District Staff to proceed to enforce the terms of the contract, for the Harrison Ranch Community Development District.

Mr. Toborg provided an overview of various landscape replacement proposals from ValleyCrest to fill in material previously lost to frost damage. The Board requested that ValleyCrest provide revised proposals with different plant selections and noted they should focus on cold tolerant plants.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Fitness Equipment Maintenance Contract

Ms. Syvret provided an overview of the proposals as received from Ms. Moss. She advised there have been issues with the current company not responding and work not being satisfactory.

Ms. Moss advised she was continuing to have problems with the current vendor. She advised the response time is low and the cleanliness is not to standard. Ms. Moss recommended a contract with Fit Rev. Discussion ensued.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board authorized District Management to provide a 30-day termination notice to Coastal Fitness; and execute a contract with Fit Rev for Fitness Equipment Maintenance, for the Harrison Ranch Community Development District.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved a month to month contract with JanPro, in the amount of \$56 per month, to clean the fitness equipment four times per month, for the Harrison Ranch Community Development District.

Mr. Gude left the meeting in progress.

NINTH ORDER OF BUSINESS

Discussion Concerning ADA Compliance

Ms. Syvret advised she has been working with a few companies relating to the playground equipment, and noted several questions asked by the vendors that need to be answered before they can finalize their proposals. Discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board authorized the District Manager and Chairman to review proposals for installation of swings and related work when received, select a vendor and execute a contract with the selected vendor in an amount not to exceed \$30,000, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no further report.
- B. District Engineer
Mr. Mulock had no report.

The Board took at recess at 3:25pm. The meeting resumed at 3:28pm.

- C. Activities Director
Ms. Moss provided an update on fitness classes and events, a chili cook off, and bringing in a tennis instructor. Ms. Moss advised she is currently searching for a swim instructor. She provided information regarding the newsletter and advised she would like to do a classifieds ads section. Ms. Moss also provided an example of a community Facebook page and advised that she would like to create one for the District. Discussion ensued. The Board requested MS. Moss to hold off on the

classified advertising and the Facebook matter until these ideas could be reviewed in more detail. The Board advised they would like for Mr. Converse to work with Ms. Moss regarding the Facebook proposal and possibly bring the issue back to the Board.

D. District Manager

Ms. Syvret provided an update regarding the cable in the clubhouse.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for March 12, 2012 at 1:30 pm.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Syvret opened the floor to supervisor requests and comments. There were none.

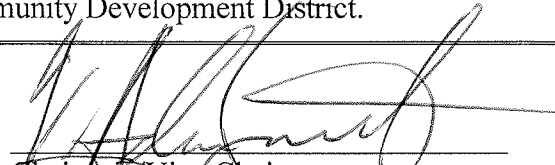
Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained. No Board action was taken.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board adjourned the meeting at 4:16 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman