

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 14, 2011, at 1:32 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
Allen Converse	Board Supervisor, Assistant Secretary
Parker Hirons	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. (via speaker phone)
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Carlos Gregory	Access Residential Management
Michelle Maruca	Activities 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
Board of Supervisors Meeting held on
January 10, 2011**

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on January 10, 2011. She asked if there were any revisions to the minutes. It was noted that in the third order of business relating to Homes for Our Troops, it should read that Pulte agreed to sell the lot at cost.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on January 10, 2011, subject to the revision noted, for the Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for the
Months of January and February 2011**

Ms. Syvret provided an overview of the expenditures for the months of January and February 2011. She stated that the expenditures for the month of January, which covers the period of December 1-31, 2010, total \$86,598.87. She stated that the expenditures for the month of February, which covers the period of January 1-31, 2011, total \$57,411.07. She asked if there were any questions related to the expenditures. There were none.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved the Operation and Maintenance Expenditures for the months of January (\$86,598.87) and February (\$57,411.07) 2011, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2011-03, Re-
Appointing an Assistant Treasurer of the
District**

Ms. Syvret advised that the next item on the Agenda is Consideration of Resolution 2011-03, Re-appointing an Assistant Treasurer. She stated that previously the Board had appointed a Treasurer and Assistant Treasurer of the District and that due to a change in personnel within Rizzetta & Company, Management is requesting that the Board re-appoint an Assistant Treasurer.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board adopted Resolution 2011-03, Re-Appointing Mr. Shawn Wildermuth as Assistant Treasurer of the District, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine stated he did not have a report.
- B. District Engineer
Mr. Mulock advised that the Harrison Ranch Boulevard extension would be complete within the next month. He also advised that approval of streetlights on Harrison Ranch Boulevard is pending. Mr. Mulock advised that a maintenance program should be considered for the irrigation pump system. Discussion ensued.

The Board directed District Management to obtain proposals for maintenance of the irrigation pump system.

C. Activities Director

Mr. Gregory introduced Kim Bittar, who will be replacing Joe Boldiga as the property manager for the HOA.

Ms. Maruca advised that the resident mentioned at the last meeting who is looking to have a graduation party at the clubhouse would like to determine what amount in the range of \$75-\$100 would be charged for the rental, specifically relating to the pool area. Discussion ensued. The Board determined that, because the pool area was not going to be reserved exclusively for the party and other residents would still be able to utilize the facilities, that a rate of \$75 per hour would be charged for pool rental.

Ms. Maruca advised that Imagine Schools requested to use the multi-purpose field for a soccer game on March 14, 2011. She stated they were expecting approximately 20 families to attend and that they would need use of the restroom facilities. Discussion ensued. It was determined that Imagine Schools would be required to pay a \$300 deposit and rental fee for the field of \$50 per hour. They would also be responsible for striping the field for their game.

Ms. Maruca received a request from Bayside Community Church, to use the community for a triathlon. The Pastor of the church lives in Harrison Ranch and is looking to hold the triathlon on Monday April 18 from 9:00 am until 2:00 pm. The Board stated the deposit for use of the pool area would be \$300 and the rental fee would be \$75 per hour. Ms. Syvret noted that the time range exceeds the four hour rental maximum, so the swimming portion of the event would need to be held first thing in the morning and conclude with a four hour time frame. Additionally, the church will need to have volunteers present to make sure the restroom facilities are kept clean and floors and walkways clear of water. It was note that the CDD does not own the streets, so the group should check with Manatee County regarding use of the streets for running and cycling portions of the event.

Ms. Maruca informed the Board that she is looking into setting up a fitness class/program with a fitness company to come to the clubhouse and teach a variety of classes. She advised that the owner of the fitness company said he would do a 3 month trial program for \$3,600. Ms. Maruca explained the various classes she is planning to offer, each which would be an hour long. Discussion ensued regarding the fees for participating in the classes. It was determined that the fee would be \$5 per class, and the first class would be offered free.

D. District Manager

Ms. Syvret advised that she had received correspondence from the residents at 9909 50th Street Circle East, who were upset with the tree that was previously removed from Tract O. The residents are requesting replanting of some type of tree to replace

what was removed. The Board directed District Management to review the area and make recommendations.

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

Mr. Toborg presented the Field Operation Report dated January 31, 2011. He also reviewed a proposal for landscape refurbishment for around the clubhouse from ValleyCrest. He stated that the unit prices are too high and he is getting additional proposals.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board approved a Not To Exceed amount of \$19,000 for clubhouse landscape refurbishment and authorized the Vice Chairman to execute the proposal, for the Harrison Ranch Community Development District.

Mr. Toborg reviewed the revised proposals received for cattail removal in FCA-2. Discussion ensued. Mr. Mulock suggested that a possible solution may be to deepen the lake and that he would look into it. Additionally, Mr. Toborg would get a revised proposal from American Ecosystems to encompass removal of the cattails only, with hauling away and disposing to be completed by others.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

Mr. Converse stated that June 13th is set up for Challenger Soccer Camp.

Hearing no further Supervisors requests or comments, Ms. Syvret asked if there were any audience questions or comments.

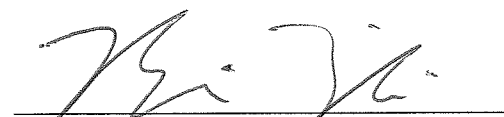
Audience questions were entertained. No Board action was taken.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hirons, seconded by Mr. Smith, with all in favor, the Board adjourned the meeting at 3:45 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman