

## 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, April 9, 2012, at 1:37 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Adam Smith	<b>Board Supervisor, Chairman</b>
Parker Hiron	<b>Board Supervisor, Vice Chairman</b>
Allen Converse	<b>Board Supervisor, Assistant Secretary</b>
Brandon Johnson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Len Najjar	<b>District Engineer, ZNS Engineering, L.C.</b>
Michelle Moss	<b>Lifestyle Director, Access Residential Management</b>
Katie Becker	<b>Lifestyle Assistant, Access Residential Management</b>
Kim Bittar	<b>Access Residential Management</b>
Audience	

#### FIRST ORDER OF BUSINESS

#### Call to Order

Ms. Syvret called the meeting to order and read the roll call. She advised that prior to the onset of today's meeting she administered the Oath of Office to Mr. Johnson; she further advised he has already received and filed his Form 1. Ms. Syvret reviewed the provisions for Supervisor Compensation and asked Mr. Johnson if he would like to receive or waive compensation. Mr. Johnson elected to waive compensation. Mr. Earlywine reviewed Sunshine and Ethics Laws for Mr. Johnson.

#### SECOND ORDER OF BUSINESS

#### Consideration of the Minutes of the Board of Supervisors Meeting held on February 13, 2012

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on February 13, 2012. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Smith seconded by Mr. Converse, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on February 13, 2012, for the Harrison Ranch Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for the Months of February and March 2012**

Ms. Syvret presented the operation and maintenance expenditures for the period of February 1-29, 2012, which totaled \$37,779.94. Discussion ensued regarding various items of expenditure.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of February 2012, which totaled \$37,779.94, for the Harrison Ranch Community Development District.

Ms. Syvret presented the operation and maintenance expenditures for the period of March 1-31, 2012, which totaled \$84,977.13. Discussion ensued regarding the change to Goodson Electric.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of March 2012, which totaled \$84,997.13, for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2012-03, Appointing an Assistant Secretary**

Ms. Syvret advised that at the previous meeting Mr. Johnson was appointed to the Board of Supervisors and it would be appropriate, at the pleasure of the Board, to appoint him as an Assistant Secretary. She advised this resolution does not affect or change any previous appointments by the Board.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board adopted Resolution 2012-03, Appointing Mr. Brandon Johnson as an Assistant Secretary of the District, for the Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Status of Matters Relating To Boulevard Extension Maintenance**

Mr. Earlywine addressed the status of the landscaping along the Boulevard Extension. Mr. Earlywine advised that a temporary contract with ValleyCrest to maintain the Boulevard Extension had been entered into, to avoid a gap in service while the District, ValleyCrest, and

Greenbriar negotiated the resolution of the remaining issues relating to the Boulevard Extension landscaping. He further said that the District was working as quickly as possible to complete the formal transfer of the landscaping via a bill of sale, and anticipated that such a transfer would occur shortly.

With respect to finalizing an assignment of the landscape agreements from the developer to the District, and a maintenance agreement with ValleyCrest going forward, he said that the District met with Greenbriar and ValleyCrest prior to the meeting. Per that meeting, Greenbriar agreed to enter into an assignment agreement that would, among other things, require Greenbriar to replace certain plants as follows:

- Replace three (3) 10-inch Live Oak trees with trees of the same kind and size
- Replace nineteen (19) 6-foot by 6-foot Ligustrum trees with nineteen (19) Crepe Myrtle trees of comparable size
- Replace thirteen (13) 16-foot Sable Palm trees with trees of the same kind and size
- Replace eight (8) 2-inch Holly trees with trees of the same kind and size
- Replace seven (7) 3-inch Magnolia trees with seven (7) Red Maple trees of comparable size

In terms of remaining payments, Greenbriar asked to be paid for all of its invoices from September through March, and, additionally, sought payment for some additional amounts relating to chemical treatments. As part of ValleyCrest's future maintenance agreement for the Boulevard Extension, and provided that ValleyCrest would have the opportunity to inspect the replacement plants and oversee the remaining installation, ValleyCrest agreed to warrant all of the landscaping along the Boulevard Extension, regardless of any soil conditions.

Discussion ensued. It was agreed that District Staff, in consultation with Supervisor Hiron, would continue to negotiate for the resolution of the remaining items relating to the Boulevard Extension landscaping. In connection with those negotiations, and subject to further negotiation, it was suggested that the District would pay the Greenbriar maintenance invoices from September through March upon execution of an appropriate letter agreement, but would not pay additional charges for the chemical treatments.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

- A. District Counsel  
Mr. Earlywine advised he had no further report.
- B. District Engineer  
Mr. Najjar advised ZNS Engineering had no report.
- C. Activities Director  
Ms. Moss reviewed the chili cook off and Easter events. She noted problems with fire ants in many of the recreation areas despite repeated treatments; ValleyCrest recommended applying Top Choice at a cost of approximately \$15 per thousand square feet. The Board directed Staff to obtain proposals from ValleyCrest, Massey Services, and possibly one other company and then proceed with the best proposal.

Ms. Moss reviewed issues related to lack of storage and blinds for the gym. The Board directed staff to price blinds, shades, and tinting the windows.

Ms. Moss advised that during heavy rains the landscape area adjacent to the pool floods and mulch flows onto the pool deck. ValleyCrest will provide a proposal to edge the area to prevent the mulch from floating.

Ms. Moss provided an update regarding classified advertisements in the news letters. Discussion ensued. The decision was made to see if the HOA would take on the classified advertising project.

Ms. Moss advised that Copperstone Community would like to join forces with Harrison ranch relating to youth sports. She was advised that a note can be placed in the newsletter.

Ms. Moss advised there are problems with people jumping the pool gate which is breaking the Kant-Slams on the gates.

Ms. Becker advised of areas of the walking trails that are declining. She suggested adding mile markers and trail headers to aid residents in navigating the walking trails. The Board agreed this was a good idea and authorized the lifestyles team to move forward with putting something together. Mr. Hirons suggested having the District's Engineer look at putting together a map to include the number of miles along the path. The map could also include descriptions of trees or other interesting items along trail. Ms. Syvret noted that Staff has been working on obtaining proposals for repair/replenishment of the trails and anticipates proposals will be brought to the next meeting.

The Board took at recess at 2:54pm. The meeting resumed at 2:59pm. Mr. Johnson left the meeting in progress.

D. District Manager

Ms. Syvret distributed revised proposals from ValleyCrest for plant replacements in various areas previously lost from frost and other conditions. Mr. Hirons suggested bidding out the work to ensure the District is getting the best price. Discussion ensued.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board approved landscape replacement at a cost not to exceed \$14,000 subject to obtaining additional bids to confirm pricing, for the Harrison Ranch Community Development District.

Ms. Syvret reviewed issues with the landscape maintenance/irrigation at 54<sup>th</sup> Court East, the entrance to Ancient Oaks. Ms. Syvret advised residents are concerned regarding ornamental signage and landscaping near this entrance. Mr. Hirons advised the entrance was not a planned entry and is more of a passive inter neighborhood connection. A resident suggested the Board and staff perform a

walk-through to see the condition of the landscaping and pond maintenance in this area of the community. Mr. Smith advised the resident that the Board and Staff will be looking into the conditions of the area and will ensure the maintenance is brought up to the same standard as the rest of the community. Discussion ensued.

Ms. Syvret advised that the two ponds that have been having issues continue to be problematic. She advised that FCA-2 continues to be an issue due to the depth. Plantings have been suggested for this area. Mr. Hirons suggested obtaining a carp permit for FCA-2. Ms. Syvret advised the individual that had been the project manager for the aquatic company was no longer with the company and there was a short period where questions and comments sent to him were not being received. However, the new project manager has been in touch and is being responsive, so it is anticipated the quality of service will increase. Discussion ensued.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for May 14, 2012 at 6:30 pm, which is when the proposed budget will be presented.

Mr. Toborg reviewed a proposal for repair of hog damage. Discussion ensued. Staff was directed to try to eradicate the hogs first and then repair the damage rather than replacing the sod.

**SEVENTH 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.

Ms. Syvret advised the contract for the playground equipment has been executed with Advanced Recreational Concepts and the total amount was \$19,216. Completion is expected by June 1.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board adjourned the meeting at 4:01 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman