

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 special meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Tuesday, April 19, 2011, at 2:33 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

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

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Michelle Maruca	Activities Director, Access Residential Management
Kim Bittar	Access Residential Management
Dan Fitzpatrick	Pulte Homes
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
March 14, 2011**

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on March 14, 2011. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Mapili, seconded by Mr. Hirons, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on March 14, 2011, for the Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for the Month
of March 2011**

Ms. Syvret provided an overview of the expenditures for the month March 2011. She stated that the expenditures for the month of March, which covers the period of March 1-31, 2011, total \$63,191.04. She asked if there were any questions related to the expenditures. There were none.

On a Motion by Mr. Mapili, seconded by Mr. Converse, with all in favor, the Board approved the Operation and Maintenance Expenditures for the month March 2011, totaling \$63,191.04, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Activities Director Report

Ms. Maruca provided an update regarding upcoming activities. She stated she has received several request/questions related to swings for the play area; she presented a proposal she obtained for discussion purposes from Miracle Recreation Equipment. District Management to obtain additional proposals.

FIFTH ORDER OF BUSINESS

**Consideration of Matters Regarding
Bond Transaction and Project
Completion**

Mr. Earlywine provided background relating to the bond transaction and pre-payment of assessments, as well as the purpose and process for declaring the project complete. Mr. Earlywine reviewed certain real estate documents in connection with the transaction. Discussion ensued.

On a Motion by Mr. Mapili, seconded by Mr. Hiron, with all in favor, the Board approved a Quitclaim Deed from Pulte Home Corporation to the District, a Quitclaim Deed from Harrison Ranch Homeowner's Association, Inc. to the District, a Maintenance Agreement for Right-of-Way Areas, a Warranty Bill of Sale from Pulte Home Corporation to the District, and a Deed of Non-Exclusive Perpetual Easements from Pulte Home Corporation and Harrison Ranch Homeowner's Association, Inc. to the District, all in substantial form, and authorized the Chairman to execute the documents on behalf of the District, for the Harrison Ranch Community Development District.

Mr. Earlywine provided an overview of Resolution 2011-04 and its exhibits, all related to the pre-payment of assessments and project completion, for the Board. Questions were entertained.

On a Motion by Mr. Mapili, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2011-04, relating to project completion, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised that the Boundary Amendment and Securities Power Petitions have been granted.
- B. District Engineer
Mr. Mulock reviewed the proposals obtained from ADA consultants related to review of the Districts' facilities versus the 2010 amendments to the ADA. Discussion ensued.

On a Motion by Mr. Converse, seconded by Mr. Smith, with all in favor, the Board approved the proposal from RGA Group for preparation of the initial ADA compliance report, in the amount of \$2,500, for the Harrison Ranch Community Development District.

Mr. Mulock provided an update related to street lighting for Harrison Ranch Boulevard.

- C. Activities Director
Ms. Maruca provided her report under the Fourth Order of Business.
- D. District Manager
Ms. Syvret reviewed the field inspection report from March 21st, updated April 18th, discussion ensued.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved amending the landscape maintenance contract to include additional annuals, for the Harrison Ranch Community Development District.

Discussion ensued regarding ongoing cattail removal.

On a Motion by Mr. Hirons, seconded by Mr. Mapili, with all in favor, the Board approved an amount not to exceed \$25,000 for removal of cattails, for the Harrison Ranch Community Development District.

On a Motion by Mr. Converse, seconded by Mr. Smith, with all in favor, the Board approved Hoover Pump System Maintenance contract, in the amount of \$1,490 annually, subject to review by District Counsel, for the Harrison Ranch Community Development District.

On a Motion by Mr. Mapili, seconded by Mr. Smith, with all in favor, the Board approved a proposal from Bellmore Electric to install blank plates over GFCI outlets on disconnect poles throughout the community, in the amount of \$400, for the Harrison Ranch Community Development District.

Ms. Syvret announced that the next meeting of the Board of Supervisors is scheduled for May 9, 2011 at 6:30 pm, which is the date the proposed budget will be presented.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Syvret opened the floor to audience comments. Audience questions and comments were entertained. No Board action was taken.

Hearing no further audience questions or comments, Ms. Syvret opened the floor to Supervisor request and comments. There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mapili, seconded by Mr. Hirons, with all in favor, the Board adjourned the meeting at 4:15 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman