

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, May 14, 2012, at 6:36 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, Chairman |
| Parker Hirons | Board Supervisor, Vice Chairman |
| Allen Converse | Board Supervisor, Assistant Secretary |
| Brandon Johnson | 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. |
| 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 Board of Supervisors Meeting held on April 9, 2012

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on April 9, 2012. She asked if there were any revisions to the minutes. There were none.

| |
|---|
| <p>On a Motion by Mr. Smith seconded by Mr. Hirons, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on April 9, 2012, for the Harrison Ranch Community Development District.</p> |
|---|

THIRD ORDER OF BUSINESS**Consideration of the Operations and Maintenance Expenditures for the Month of April 2012**

Ms. Syvret presented the operations and maintenance expenditures for the period of April 1-30, 2012, which totaled \$72,370.40. She asked if there were any questions relating to the expenditures. Discussion ensued regarding various items of expenditure.

On a Motion by Mr. Converse, seconded by Mr. Johnson, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of April 2012, which totaled \$72,370.40, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS**Ratification of LLS Tax Solutions Inc. Engagement Letter for Arbitrage Services Relating to Series 2007 Capital Improvement Revenue Bonds**

Ms. Syvret presented the engagement letter and advised the service was previously provided by Deloitte, however Deloitte no longer offers this service. She advised the individual with Deloitte that previously prepared the reports was now with the new entity, so it would be the same person preparing the report and at a lesser cost.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board ratified execution of the LLS Tax Solution Inc. Engagement Letter for Arbitrage Services Relating to Series 2007 Capital Improvement Revenue Bonds, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS**Presentation of Fiscal Year 2012/2013 Proposed Budget**

Mr. Earlywine provided an overview of the budget and assessment process. Ms. Syvret provided an overview of the proposed budget outlining specific line items experiencing a significant change from the current year budget. Discussion ensued regarding various line items.

Discussion ensued regarding the process to proceed with heating the pool. Ms. Syvret advised that the initial capital expense to heat the pool would come from prior year surplus funds, so there would not be new funds reflected in the budget for the installation, only for the ongoing operation and maintenance of the heating system..

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2012-04, Approving a Proposed Budget for Fiscal Year 2012/2013 and Setting a public Hearing Thereon**

Ms. Syvret advised that the original meeting schedule called for the Final Budget Hearing to be on July 9th, however that date does not allow enough time to pass after submitting the

proposed budget to the County before the public hearing can be held. She asked the Board if they would prefer to move the July meeting to later in the month or hold the hearing in August. The Board elected to move the July meeting to accommodate the 60 day requirement.

On a Motion by Mr. Converse, seconded by Mr. Hiron, with all in favor, the Board adopted Resolution 2012-04, Approving a Proposed Budget for Fiscal Year 2012/2013, as presented, and setting a public hearing date of July 23, 2012 at 6:30 p.m., to be held in the Harrison Ranch Club House, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine provided an overview of the completed agreements related to the Boulevard extension. He also provided a summary of Phase IIB2, the newer section of the Galloway section, which the developer is almost ready to turn over to the District. He further advised the Bill of Sale and Engineers Certificate are currently being reviewed.

On a Motion by Mr. Hiron, seconded by Mr. Converse, with all in favor, the Board accepted conveyance of tracts C, D, J, L, N, D13, D10, D3, C10, and C11 in Phase IIB2, subject to preparation of the conveyance documents by Staff and execution by the Chairman, for the Harrison Ranch Community Development District.

B. District Engineer

Mr. Mulock provided an update regarding street lighting.

C. Activities Director

Ms. Moss thanked Mr. Smith for providing a storage area. She also reviewed the calendar of events and advised that they have a full swim team this year.

D. District Manager

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for June 11, 2012 at 1:30 pm.

Ms. Syvret provided an update on the bids received related to the walking trail; she advised three firms showed interest however only one bid was received and it was \$62,000, so the work would be re-bid. The Board provided the names of companies Ms. Syvret could contact to obtain additional bids. Discussion ensued regarding the bid received.

Ms. Syvret provided an overview of the playground installation, which should begin the last week of May. She advised that if construction could not be completed prior to Memorial Day weekend the contractor would be advised to not begin until after that weekend. Mr. Smith advised he would like Mr. Mulock to stake out the area for the concrete pad for the ADA picnic table. Ms. Syvret advised the irrigation would

need to be located prior to construction, which should be completed the week of May 21st.

Ms. Syvret advised the landscape replacement proposals have been received for the replacement of the plants that have experienced frost damage over the years. Proposals were received from ValleyCrest, TrueScapes, and Reeders. The proposal with the best warranty is ValleyCrest however their prices were higher. Discussion ensued. Ms. Syvret advised she would go back to ValleyCrest to review their pricing.

Ms. Syvret advised she also received pricing for Top Choice. The pricing from ValleyCrest came in at \$4,395. Ms. Syvret advised that she also asked Massey Services to provide a proposal, since they already do some pest control at the clubhouse, however Massey Services does not provide Top Choice. Discussion ensued. The Board advised they would like to proceed with the Top Choice application by ValleyCrest.

Ms. Syvret stated that she had been advised by ValleyCrest that the irrigation work and cedar tree replacement at 54th Court East is underway.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

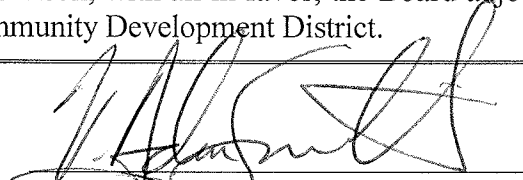
Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained. No Board action was taken.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hiron, seconded by Mr. Johnson, with all in favor, the Board adjourned the meeting at 8:25 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman