

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, July 11, 2011, at 6:32 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
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.
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Michelle Maruca	Activities Director, Access Residential Management
Kim Bittar	Access Residential Management
Carlos Gregory	Access Residential Management (via speaker phone)
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 May 9, 2011

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on May 9, 2011. She asked if there were any revisions to the minutes. There were none.

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 May 9, 2011, for the Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Months of May and June 2011

Ms. Syvret provided an overview of the expenditures for the month of May 2011. She stated that the expenditures for the month of May total \$67,279.82. She was advised that the District may need to get a refund from the HOA for the Greenbriar invoice for sod replacement, as it turns out the common area belongs to the HOA. It was also noted that the maintenance of the common area in the Villas should be removed from the ValleyCrest contract. Questions were entertained regarding an invoice for tree staking performed by ValleyCrest. Ms. Syvret then provided an overview of the expenditures for the month of June 2011. She stated that the expenditures for the month of June total \$78,440.16. Questions were entertained regarding the increase to the Access Residential amounts and a billing reimbursement to Pulte.

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 May, totaling \$67, 279.82, and the month of June 2011, totaling \$78,440.16, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Resignation of Board Supervisor Dutch Neuweiler

Ms. Syvret advised that a copy of the letter of resignation from Mr. Neuweiler was located behind tab #3 in the agenda books. Mr. Neuweiler was thanked for his service on the Board.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board accepted the resignation of Board Supervisor Dutch Neuweiler, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Replacement Supervisor, to Fill Seat #3 Left Vacant by the Resignation of Dutch Neuweiler

Ms. Syvret asked the Board if they would like to appoint a new Supervisor to the vacant seat.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board appointed Mr. David Gude to the Board of Supervisors, Seat #3, to serve the remainder of the term through November 2014, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Board Supervisor

Ms. Syvret advised that since Mr. Gude is not present at the meeting today, she will administer the Oath of Office to him and provide necessary paperwork prior to the onset of the next Board meeting.

SEVENTH ORDER OF BUSINESS

Ratification of Ecological Consultants Contract for Cattail Removal

Ms. Syvret advised the next item on the agenda is ratification of the contract with Ecological Consultants for Cattail Removal in the amount of \$17,600.00. She stated that the Board had previously approved a not to exceed amount authorizing the work, and that the work has already been completed and the invoice has been paid, so the ratification is just to tie up loose ends.

Ms. Syvret explained for the audience that the cattails were chemically treated first, then a machine came back thru and cut them off below the surface of the water. The stalks that can be seen will decay, it will just take some time. It was further advised that any re-growth of the cattails will be treated routinely going forward and the aquatic company has confirmed that pond will be maintained clear of the cattails.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board Ratified the Contract for Cattail Removal in the amount of \$17,600.00 for Ecological Consultants, Inc., for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Deloitte Engagement Letter for Arbitrage Services Related to Capital Improvement Revenue Bonds Series 2007

Ms. Syvret stated that the next item on the agenda is ratification of the Deloitte engagement letter for arbitrage services. She stated that this service is required by the IRS to calculate earnings on the tax exempt bonds and determine whether there is any tax liability. She advised that Deloitte has reduced their fees for this service from \$1,125.00 to \$1,000.00.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board Ratified the Engagement Letter for Arbitrage Services Related to Capital Improvement Revenue Bonds, Series 2007 with Deloitte in the amount of \$1,000.00, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2011-06,
Annual Meeting Schedule for Fiscal Year
2011/2012**

Ms. Syvret presented Resolution 2011-06, adopting an annual meeting schedule for Fiscal Year 2011/2012. She advised that the meeting schedule being presented is consistent with the current year meeting schedule in that the meetings are scheduled for the second Monday of each month, beginning at 1:30 p.m., with the exception of the May and July meetings which will begin at 6:30 p.m. to accommodate the meetings regarding the proposed budget and final budget. She asked if there were any questions. There were none.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2011-06, adopting an annual meeting schedule for Fiscal Year 2011/2012, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2011/2012
Access Residential Lifestyles Budget**

Ms. Maruca presented the Lifestyles budget for Fiscal Year 2011/2012. She outlined the changes made from the May meeting. Mr. Gregory stated that Access is operating more efficiently than prior years. He stated he is gracious to Michelle for her oversight and getting the programs back to where they need to be. He hopes to be more successful in the upcoming year. The Board was asked if they had any questions relating to the budget. There were none.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board approved the Access Residential Lifestyles Budget for Fiscal Year 2011/2012, for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing Regarding the Final
Budget for Fiscal Year 2011/2012**

Mr. Earlywine provided a brief overview of the budget process. He stated that the CDD has a two step process for adopting the budget. He advised that prior to June 15th a Proposed Budget is adopted, then after proper notice there is a public hearing on the Final Budget, which is what is being completed today. He advised that this budget would be reflected in the non-ad valorem assessments on the tax bill.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board opened the Public Hearing Regarding the Final Budget for Fiscal Year 2011/2012, for the Harrison Ranch Community Development District.

Ms. Syvret presented the final budget for Fiscal Year 2011/2012, reviewing line items revised since approval of the proposed budget. Discussion ensued.

Discussion ensued regarding the ValleyCrest contract and their performance of their responsibilities.

The Board discussed the use of surplus general fund monies, if necessary, in the event the landscape contract changes at some point during the fiscal year, rather than budgeting for a potential increase.

Public questions and comments were entertained.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board closed the Public Hearing Regarding the Final Budget for Fiscal Year 2011/2012, for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2011-07,
Annual Appropriations and Adopting the
Budget for Fiscal Year 2011/2012**

Ms. Syvret provided an overview of Resolution 2011-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2011/2012.

Mr. Earlywine addressed the Board regarding allowing the District Manger and/or the Board Chairman to approve contracts/expenses in excess of the current allowable amount. Discussion ensued regarding items that may need to be taken care of between meetings. The current amounts are that the District Manager can approve up to \$5,000 and the Chairman can approve up to \$10,000. The Board directed Mr. Earlywine to work with Ms. Syvret in the wording of a Resolution to be approved at a later meeting.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2011-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2011/2012, as presented, for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-08,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Syvret provided an overview of Resolution 2011-08, Imposing Special Assessments and Certifying an Assessment Roll.

Mr. Earlywine advised that Phase 1 and 2-B1 are going to be on the tax roll. He asked for clarification regarding Phase 2-B2. Ms. Syvret advised that she was informed that assessments for Phase 2-B2 should be on the tax roll, however folio numbers have not been assigned to the subject lots based on the roll provided by the County, which is what management has to work from in assigning the assessments and preparing the tax roll for submittal back to the County. Mr. Mulock advised that he had been corresponding with personnel from the County regarding the split and assignment of folio numbers, and that the County could provide the folio numbers once complete.

On a Motion by Mr. Converse, seconded by Mr. Hiron, with all in favor, the Board adopted Resolution 2011-08, Imposing Special Assessments and Certifying an Assessment roll, subject to revisions stated on the record that assessments for Phase 2-B2 should be placed on the tax roll, as opposed to direct billed, once new folio numbers are provided by the County, for the Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
Mr. Earlywine advised that he had no report.
- B. District Engineer
Mr. Mulock provided an update regarding streetlights for Harrison Ranch Boulevard. The County has given the okay to bid the lighting for the Boulevard and obtain easements. Mr. Mulock also advised that the Boulevard extension is complete and may be used. Mr. Mulock advised he is currently pursuing transfer of the permit for stormwater ponds to operating entity. Mr. Mulock also stated that the ADA compliance report is close to completion. They have completed their walk through and are preparing the report. Mr. Mulock advised that construction of Phase 2-B2, which is East and South of the Galloway section, will be commencing shortly.
- C. Activities Director
Ms. Maruca provided a summary regarding activities held in May and June. She also provided an overview of the events scheduled for July. She advised that she created more kids activities for the summer. She also stated that with assistance from the developer, they will be putting on a "New Residents" party. Ms. Maruca advised that they have implemented pool monitors and scheduled them for the busier hours. The pool monitors have been a help with keeping the area clean and helping to enforce the rules. Ms. Maruca reviewed current maintenance items.
- D. District Manager
Ms. Syvret advised that a replacement street sign for the Galloway section has been ordered and it is expected to be installed approximately two weeks from the date of the signed proposal, which was Friday, July 8th.
- Ms. Syvret reviewed the mulch proposals. She noted that the pricing provided by ValleyCrest under the landscape maintenance contract was consistent with the proposals provided by independent vendors; therefore, she will sign the proposal to proceed with mulching under the ValleyCrest contract once the landscape enhancements are complete.
- Ms. Syvret presented two proposals from ValleyCrest for landscape enhancements to the village entries and provided the Board with pictures of the proposed plantings. Discussion ensued regarding the two proposals.

On a Motion by Mr. Hirons, seconded by Mr. Smith, with all in favor, the Board approved the ValleyCrest proposal in the amount of \$5,064.75, with work to be completed by July 31, for the Harrison Ranch Community Development District.

Ms. Syvret reviewed a proposal from ValleyCrest for maintenance of the Boulevard extension. Discussion ensued. It was noted that receipt of sign off from the County is still approximately 30-45 days out, so Greenbriar will be maintaining the area until the County signs off and maintenance is turned over to the District. This item of discussion will be revisited again at the next meeting.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for August 8, 2011 at 1:30 pm.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Syvret opened the floor to Supervisor requests and comments.

Mr. Hirons asked about the use of an FTP site for large agenda packages. He stated he does not want to receive e-mails of the entire Board packages.

Mr. Smith advised he received an unsolicited proposal from DPF, a District Management firm, and feels the Board has a duty to review the pricing. Mr. Smith requested that other Supervisors be provided a copy of the proposal and that the item be discussed at the next meeting.

Hearing no further Supervisor questions or comments, Ms. Syvret opened the floor to Audience request and comments.

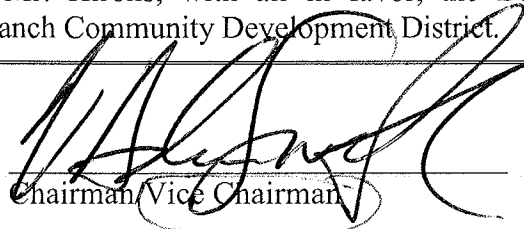
Mr. Robert Man of Harriman Solar advised that a resident, Mr. Elliot, asked him to attend the meeting to provide information regarding solar heating of the pool. He also advised that the District can utilize solar for powering the street lights, as well as the pond fountains and aerators.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board adjourned the meeting at 8:17 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman