

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, August 8, 2011, at 1:39 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
David Gude	Board Supervisor

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
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Syvret called the meeting to order and read the roll call.

Ms. Syvret stated for the record that she administered the Oath of Office to Mr. Gude prior to the onset of the meeting. She then provided to Mr. Gude, and explained, the Form 1 Disclosure of Financial Interests and the Supervisor Questionnaire. Mr. Earlywine provided an overview of the Sunshine law and Ethics laws that govern public officials in the State of Florida. Ms. Syvret advised Mr. Gude of his option to receive or waive Supervisor Compensation. Mr. Gude waived compensation.

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on July 11, 2011

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on July 11, 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 July 11, 2011, for the Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

**Selection of an Audit Committee and
Scheduling of the First Meeting of the
Audit Committee**

Ms. Syvret provided an overview of the Audit process for Board.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board appointed the entire Board of Supervisors to the Audit Committee and scheduled the first meeting of the Audit Committee for October 10, 2011 at 1:30 p.m., for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised that he had no report.

- B. District Engineer
Mr. Mulock advised that the ADA consultant's report is expected to be presented at the next meeting. Discussion ensued regarding fitness room equipment that Pulte is interested in donating if there is room for it, which could replace the two existing treadmills and add an additional exercise bike. Discussion ensued.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board authorized a Not to Exceed Amount of \$1,000 to have Coastal Fitness break down old equipment for parts for purposes of use by the District for repairs in the future, for the Harrison Ranch Community Development District.

Discussion ensued regarding matters relating to the tax roll for fiscal year 2011/2012. Mr. Mulock stated he has contacted the tax collectors office and he is currently waiting for a call back. Ms. Syvret advised that Management has submitted all necessary paperwork and the issue is now in the hands of the tax collector.

Mr. Mulock advised that one bid has been received for the streetlights to be installed on the boulevard, however more bids are being requested. Discussion ensued regarding utilities.

- C. Activities Director
Ms. Syvret advised she passed around the monthly report as provided by Ms. Maruca. Ms. Maruca provided an overview of some of the current activities that were held in the past month. Discussion ensued regarding inquiries from residents concerning possible installation of basketball courts.

D. District Manager

Ms. Syvret provided an overview of the Arbitrage Rebate Calculations for Capital Improvement Revenue Bonds, Series 2007, for the period of May 2, 2010 through April 30, 2011. She advised that there is no arbitrage liability based on the calculations as prepared by Deloitte.

Ms. Syvret advised that the majority of the village entry enhancements were completed but some plants are still missing. She advised she and Mr. Toborg are working with ValleyCrest regarding the plants. Ms. Syvret also advised that a majority of the re-mulch is complete as well. Discussion ensued regarding landscape maintenance.

Ms. Syvret inquired of Mr. Mulock the status of the County approving the boulevard extension landscaping. Mr. Mulock explained that the landscaping along the boulevard itself has been inspected and approved, it is the additional buffer and wetland improvements tied to the project that the County has not signed off on, and that he did not see any issues with the District accepting and assuming the maintenance for the landscaping on the boulevard extension. Discussion ensued.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board authorized a temporary landscape maintenance agreement with Greenbriar Landscape for maintenance of the Boulevard extension for a period of three months, not to exceed \$12,000, with the option to continue on a month to month basis upon expiration of the initial term, subject to review by District Staff and authorizing Vice-Chairman to execute the agreement, for the Harrison Ranch Community Development District.

Ms. Syvret reminded the Board that inquiries about heating the pool had been made again and there was brief discussion about the matter, but she was not clear as to whether the Board wanted to look into the options any further. Discussion ensued. The Board directed Ms. Syvret to work with Mr. Smith on obtaining proposals for pool heating to be presented at the October meeting.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for September 12, 2011 at 1:30 pm. The Board stated they would like to cancel the September meeting.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

Mr. Hirons, Mr. Converse, and Mr. Gude had no comments.

Mr. Smith advised he received an unsolicited proposal from DPF, another firm that provides district management services, and notes he distributed copies of the proposal at the last meeting. He stated that the proposal from DPF represents a cost savings to the District and he felt the Board has an obligation to consider the proposal. He advised he has discussed it with current management. He stated that Rizzetta is doing a great job and

is well supported, but the substantial cost savings is an item that needs to be reviewed, as is done with other contracts in the District.

The audience was asked if they are happy with the services provided by the current management company, or if they had any questions. Audience questions and comments were entertained regarding the management contract.

Mr. Smith provided an overview of DPFG and their services. He advised of what he feels are the distinguishing points in selecting a management firm. He stated again he is happy with Rizzetta but wanted to hear how the rest of the Board, and the residents, feel. Discussion ensued. Mr. Converse inquired whether Rizzetta & Company was willing to provide make any adjustments to the current management fees. Ms. Syvret advised that Rizzetta & Company, Inc. will reduce their fees to match those of the proposal from DPFG, effective with the start of the new fiscal year.

The Board expressed their intent to continue to utilize the services of Rizzetta & Company, Inc. as the District Management firm.

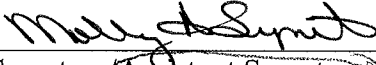
Hearing no further Supervisor questions or comments, Ms. Syvret opened the floor to Audience request and comments.

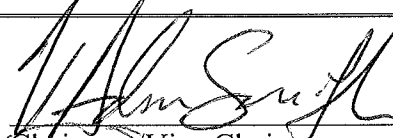
Questions and comments from the audience were entertained. No Board action was taken.

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hirons, seconded by Mr. Gude, with all in favor, the Board adjourned the meeting at 3:00 p.m. for Harrison Ranch Community Development District.


Secretary Assistant Secretary


Chairman Vice Chairman