

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, September 10, 2012, at 1:30 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

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 Moss	Lifestyle Director, Access Residential Management
Carlos Gregory	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 July 23, 2012

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on July 23, 2012. She asked if there were any revisions to the minutes. It was noted that in the motion box of the Third Order Business the expenditures are incorrectly stated as \$38,028.58 and should be revised to reflect the correct amount of \$68,028.58. Ms. Syvret asked if there were any further revisions. There were none.

<p>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 July 23, 2012, subject to the revision noted on the record, for the Harrison Ranch Community Development District.</p>

THIRD ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of July and August 2012

Ms. Syvret presented the operations and maintenance expenditures for the period of July 1-31, 2012, which totaled \$86,821.28 and for the period of August 1-31, 2012, which totaled \$82,487.34. 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. Hirons, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of July 2012, which totaled \$86,821.28 and the Month of August 2012, which totaled \$82,487.34, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Pool Heating Proposals

Ms. Syvret advised she solicited proposals for heating of the District pool and proposals were received from Bay Guard Pool Services, Solar Direct, Solar Source, and Symbiont Service Corp. She further advised that the proposals were placed in the agenda alphabetically. She then gave each vendor in attendance an opportunity to provide an overview of their proposals. Questions and comments were entertained by each of the proposers. Discussion ensued among the Board related to the various proposals and the various heating methods.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved the Proposal from Symbiont Service Corp for geothermal pool heating in an amount not to exceed \$110,000, subject to confirmation by District Staff as to the use of a well or lakes for the water source, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2012-08, Providing Trespass Enforcement Authority and Authorizing the Issuance of a Letter Regarding the Same

Ms. Syvret provided an overview of background relating to the issue of trespassing which prompted the resolution.

Mr. Earlywine advised he spoke with the Manatee County Sheriff's Department to ensure they are on board with the process being presented. Ms. Syvret advised that trespass letters would be issued as necessary to be provided to the Sheriff's Department should they need to be contacted, and a log would be kept as to whom the letters are issued.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2012-08, Providing Trespass Enforcement Authority and Authorizing the Issuance of a Letter Regarding the Same, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from ValleyCrest for Addition of Maintenance Areas to the Existing Contract for Landscape and Irrigation Maintenance Services

Ms. Syvret provided an overview of the proposal received from ValleyCrest, explaining that the proposal encompasses property acquired by the CDD, located in Phase IIB2, which needs to be added to the existing contract for Landscape and Irrigation Maintenance Services. Discussion ensued.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved the Proposal from ValleyCrest for Addition of Maintenance Area to Existing Contract for Landscape and Irrigation Maintenance Services, in the amount of \$14,076.00 annually, or \$1,173.00 monthly, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.
- B. District Engineer
Mr. Mulock provided a report on the street lighting for Harrison Ranch Boulevard, advising lights are installed but are not operational due to issues with FP&L.
- C. Activities Director
Ms. Moss provided an overview of maintenance items and clubhouse activities over the last month, as well as upcoming events for September and October.
- D. District Manager
Ms. Syvret advised she has found a vendor to provide the ADA picnic table and the order has been placed.

Ms. Syvret asked for direction from the Board or the District's Engineer related to a resident requesting trimming of the oaks located within the preserve, which have branches hanging over onto either District and/or private property. Discussion ensued. The Board directed Ms. Syvret to consult an arborist to review the situation and provide a proposal for all areas where this issue exists so that the work can be completed at the same time.

Ms. Syvret advised that regarding the shell path, she is still working to obtain proposals for refurbishment. Discussion ensued regarding the scope of services to be provided and possible value engineering options. Mr. Mulock advised he will assist in obtaining competitive proposals.

Ms. Syvret advised there are some issues with some of the newer street lights located in Phase 2. She provided copies of invoices to the Board for review; advising

the items appeared to be an install issue and questioned whether the Board wanted to pursue reimbursement. Discussion ensued. It was determine the cost of the repairs at this point are relatively small in comparison to the costs the District might incur in engaging counsel to review and pursue the matter, so it was suggested that Ms. Syvret take note of any further repair costs incurred by the District so that the board can revisit the matter should the repairs and costs increase.

Ms. Syvret advised she is still working on obtaining proposals for repair of the parking lot and for pool maintenance.

Ms. Syvret advised she has been working on various landscaping items as well.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for October 8, 2012 at 1:30 pm.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments


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

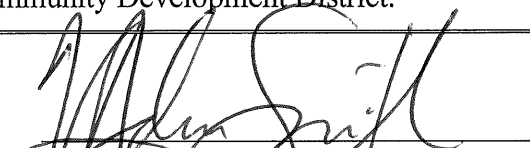
Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board adjourned the meeting at 4:08 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman