

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, November 12, 2012, at 1:32 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, Chairman
Parker Hirons	Board Supervisor
Allen Converse	Board Supervisor
John Moneyheffer	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 Moss	Lifestyle Director, Access Residential Management
Carlos Gregory	Access Residential Management
Michelle Murray	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 administered the Oath of Office to the newly elected Board Supervisors; Mr. Parker Hirons, Mr. Allen Converse, and Mr. John Moneyheffer. She advised each of the newly elected Board Supervisor that they may elect or decline Supervisor Compensation. Mr. Allen Converse and Mr. John Moneyheffer each elected to receive Supervisor Compensation. Mr. Parker Hirons declined to receive Supervisor Compensation. Ms. Syvret advised she would provide Supervisor Reference Guides to each of the Board members at the next meeting.

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on September 10, 2012

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on September 10, 2012. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on September 10, 2012, subject to the revision noted on the record, for the Harrison Ranch Community Development District.

THIRD ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of September and October 2012

Ms. Syvret presented the operations and maintenance expenditures for the period of September 1-30, 2012, which totaled \$67,570.03 and for the period of October 1-31, 2012, which totaled \$87,096.00. She asked if there were any questions relating to the expenditures. Discussion ensued regarding various items of expenditure.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of September 2012, which totaled \$65,570.03 and the Month of October 2012, which totaled \$87,096.00, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2013-01, Canvassing and Certifying Results of Landowner Election

Ms. Syvret provided an overview of the Resolution, advising that Mr. Parker Hirons, Mr. Allen Converse, and Mr. John Moneyheffer had each been elected to the Board of Supervisors. She asked if there were any questions. There were none.

On a Motion by Mr. Converse, seconded by Mr. Smith, with all in favor, the Board adopted Resolution 2012-01, Canvassing and Certifying Results of Landowner Election, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2013-02 Reappointing Officers of the District

Ms. Syvret provided an overview of the Resolution, advising that by statute, the Board should appoint officers of the District as soon as practicable following an election.

On a Motion by Mr. Moneyheffer, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2013-02, Reappointing the Officers of the District as follows: Mr. Adam Smith to serve as Chairman; Mr. Parker Hirons to serve as Vice Chairman; and Mr. Converse, Mr. Moneyheffer, Mr. Gude, Ms. Kari Hardwick, and Ms. Syvret to serve as Assistant Secretaries, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2013-03,
Reappointing an Assistant Treasurer of
the District**

Ms. Syvret provided an overview of the Resolution, advising that due to a change in positions within Rizzetta & Company, Management is requesting a change in who is named as Assistant Treasurer.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2013-03, Reappointing Mr. Joe Kennedy as Assistant Treasurer of the District, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Pool Maintenance
Proposals**

Ms. Syvret provided an overview of the proposals received from Hawkins Service Co. and Suncoast Pool Service and how those proposals compare to the current contract with Positive Pools. Discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board approved the Proposal from Hawkins Service Co, Not to Exceed \$1,400 per month, and further authorized Staff to send appropriate termination to current vendor, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals for
Restoration of Nature Trails**

Ms. Syvret provided an overview of the proposals received for restoration of the Nature Trails which were submitted by Cherokee, Inc., Ripa & Associates, and Southland Trucking & Grade Service. Discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Moneyheffer, with all in favor, the Board approved an amount Not to Exceed \$30,865 for Nature Trail Restoration, subject to solicitation of additional proposals, and further authorized the Chairman to review such proposals and select a contractor and execute a contract for services, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine provided information relating to an IRS initiative ruling on audit issues relating to taxation of District bonds.
- B. District Engineer
Mr. Mulock advised the next development phase is starting construction soon, just as an "FYI" for residents.

C. Activities Director

Ms. Moss provided an overview of clubhouse activities held in October, and upcoming activities for November. Ms. Moss also advised that with her upcoming leave of absence, Mr. Keith Puente would need a debit card to continue the activities in her absence.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board approved a debit card for Mr. Keith Puente, with a spending limit of \$500, for the Harrison Ranch Community Development District.

D. District Manager

Ms. Syvret provided a proposal for fencing/wind screen around the pool heating equipment as discussed at the previous meeting.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board approved the proposal for fencing/wind screen around the pool heating equipment, for the Harrison Ranch Community Development District.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for December 10 8, 2012 at 1:30 pm.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

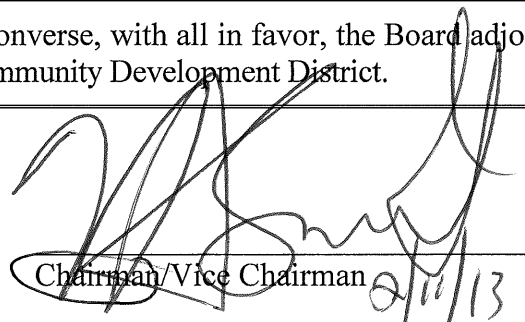
Ms. Syvret opened the floor to supervisor requests and comments. There were none.

ELEVEN ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board adjourned the meeting at 3:04 p.m. for Harrison Ranch Community Development District.


Secretary Assistant Secretary


Chairman/Vice Chairman 2/11/13