

## 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 14, 2011, at 1:42 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Adam Smith	<b>Board Supervisor, Vice Chairman</b>
Parker Hirons	<b>Board Supervisor, Assistant Secretary</b>
Allen Converse	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b> <b>(via speaker phone)</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Michelle Maruca Moss	<b>Lifestyle Director, Access Residential Management</b>
Katie Becker	<b>Lifestyle Assistant, Access Residential Management</b>
Kim Bittar	<b>Access Residential Management</b>
Carlos Gregory	<b>Access Residential Management</b>
Audience	

#### FIRST ORDER OF BUSINESS

#### Call to Order

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

#### SECOND ORDER OF BUSINESS

#### Discussion Regarding ADA Compliance Report Prepared by RGA Architects, LLC

Mr. Bill Henry presented the ADA Compliance report prepared by RGA Architects, LLC. He advised the compliance deadline is March 15, 2012. Mr. Henry highlighted the following areas from the ADA compliance report: the clubhouse will need to be reviewed for clearance of doorways and obstructions; the pool area will require one pool lift based on the square footage (the District will need to determine if they can use the current chair lift or purchase a new chair lift); the play area may need to have the mulch/groundcover changed and will need a ground level play area; and the picnic area will need a sidewalk to go directly to one of the picnic tables. Discussion ensued. The Board directed Mr. Mulock to continue to work with RGA concerning the requirements for the playground.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on August 8, 2011**

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on August 8, 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 August 8, 2011, for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for the Months of July, August, and September 2011**

Ms. Syvret presented the operation and maintenance expenditures for the months of July (\$41,964.97), August (\$108,517.61), and September (\$74,458.43) 2011. Discussion ensued regarding items of expenditure.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Months of July (\$41,964.97), August (\$108,517.61), and September (\$74,458.43) 2011, for the Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resignation of Board Supervisor, Bernie Mapili**

Ms. Syvret presented the letter of resignation received from Mr. Mapili and asked for a Motion to accept Mr. Mapili's resignation.

On a Motion by Mr. Hirons, seconded by Mr. Converse, with all in favor, the Board accepted the Resignation of Board Supervisor Bernie Mapili, for the Harrison Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Replacement Supervisor to Fill Seat #4 Left Vacant by the Resignation of Bernie Mapili**

Ms. Syvret asked the Board if they would like to appoint someone to Seat #4, left vacant by the resignation of Mr. Mapili.

The Board tabled this item.

**SEVENH ORDER OF BUSINESS**

**Consideration of Resolution 2012-01,  
Appointing Officers of the District**

Ms. Syvret provided an overview of the Resolution and 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, Appointing the Officers of the District as follows: Adam Smith to serve as Chairman; Parker Hirons to serve as Vice Chairman; and Allen Converse, David Gude, and Molly Syvret to serve as Assistant Secretaries, for the Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2010 Audit  
as Prepared by Grau & Associates**

Ms. Syvret presented the Audit for Fiscal Year 2010 as prepared by Grau & Associates. She asked if there were any questions. There were none.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board accepted the Audit for Fiscal Year 2010 as Prepared by Grau & Associates, for the Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Audit Committee  
Recommendations**

Ms. Syvret provided an overview of the Audit Committee meeting which took place prior to the onset of the Board of Supervisors Meeting. She advised the Committee recommended that the Board authorize the advertisement of an RFP for audit services, to include price as one of the evaluation criteria in considering the proposals, set a deadline for submittal of proposals to be December 2, 2011 at 5:00 p.m., and set the second audit committee meeting for December 12, 2011 at 1:30 p.m.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board accepted the recommendations of the Audit Committee and authorized the advertisement of an RFP for audit services, to include price as one of the evaluation criteria in considering the proposals, set a deadline for proposals to be due by December 2, 2011 at 5:00 p.m., and set the second audit committee meeting for December 12, 2011 at 1:30 p.m., for the Harrison Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2012-02,  
Authorizing the Disbursement of Funds  
for Payment of Certain Non-Continuing  
Expenses**

Mr. Earlywine provided an overview of the resolution advising that the one being presented today is meant to amend resolution 2007-21 previously adopted by the Board on February 16, 2007. Discussion ensued.

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2012-02, Amending Resolution 2007-21, Authorizing the Disbursement of Funds for Payment of Non-Continuing Expenses, for the Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS****Discussion Concerning Heating of Pool**

Ms. Syvret provided an overview of the proposals received for solar heating the community pool, which included various options for the secondary heating source. Discussion ensued regarding costs involved with installation of each alternative heating source, the sight of ground mounted panels, and the costs associated with additional maintenance that would be required. Ms. Moss was asked to distribute a survey to the homeowners regarding use of the pool and whether residents would be supportive of heating the pool if it increased their maintenance fees. The participation and results of the survey would be used to determine if additional time and effort should be put in to researching the issue further.

The Board took a recess at 2:50 p.m., the meeting reconvened at 2:53 p.m.

**TWELFTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel  
Mr. Earlywine advised that he had no report.
- B. District Engineer  
Mr. Mulock provided an update on the Boulevard lighting. He advised in December/January construction activity should slow down. Mr. Mulock advised the well company has checked the float and made adjustments. He also advised that the newly planted wetland areas by the trails will be maintained by the developer for one year. The monitoring and maintenance is currently being provided by Entrix. Turnover from the developer will occur in one year and then the District will assume the maintenance and monitoring responsibilities.
- C. Activities Director  
Ms. Moss introduced Katie Becker, the assistant lifestyle director. She also reviewed activities from October and the calendar of events for November.
- D. District Manager  
Ms. Syvret provided an overview of the Field Inspection Report prepared by Operations Manager John Toborg, dated October 19, 2011. Discussion ensued regarding the performance of ValleyCrest and Greenbriar. The Board directed Staff to contact ValleyCrest and request immediate corrective action, and it was noted that the Developer will be contacting Greenbriar to request immediate corrective action from them. The Board further directed Staff to hold payment to both vendors.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board authorized Staff to send correspondence to both landscape providers advising payment will be withheld until identified deficient items are corrected, for the Harrison Ranch Community Development District.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for December 12, 2011 at 1:30 pm.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

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

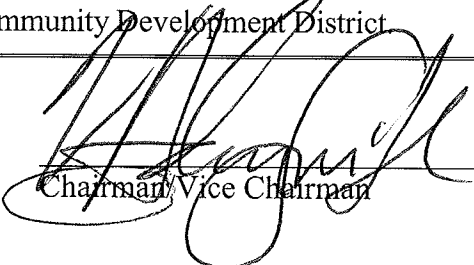
Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained. No Board action was taken.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Smith, seconded by Mr. Hirons, with all in favor, the Board adjourned the meeting at 3:57 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman 12/12/11