

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, December 12, 2011, at 1:50 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, 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 Maruca Moss	Lifestyle 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.

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on November 14, 2011

Ms. Syvret presented the minutes of the Audit Committee meeting held on November 14, 2011. She asked if there were any questions related to the minutes. There were none.

<p>On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board accepted the Minutes of the Audit Committee Meeting held on November 14, 2011, for the Harrison Ranch Community Development District.</p>
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THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on November 14, 2011

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on November 14, 2011. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Hirons seconded by Mr. Gude, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on November 14, 2011, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Months of October and November 2011

Ms. Syvret presented the operation and maintenance expenditures for the period of October 1-31, 2011, which totals \$58,855.69. Ms. Syvret asked if there were any questions related to the October expenditures. There were none.

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 October 2011, which totals \$58,855.69, for the Harrison Ranch Community Development District.

Ms. Syvret presented the operation and maintenance expenditures for the period of November 1-30, 2011, which totals \$21,724.95. Discussion ensued regarding an item of expenditure related to irrigation repairs.

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 November 2011, which totals \$21,724.95, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Replacement Supervisor to Fill Seat #4

Ms. Syvret asked the Board if they would like to appoint someone to Seat #4.

Discussion ensued regarding who to appoint to the Board. The Board tabled this item, and stated they would look at appointing someone in January.

SIXTH 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 then reviewed the Committee's recommendations.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board adopted the recommendation of the Audit Committee to adopt the rankings as presented in the Audit Committee meeting, and to enter into negotiations to finalize a contract with McDirmit Davis for Audit Services for Fiscal year end September 30, 2011 with two optional renewals, at the lump sum prices set forth in their proposal, and subject to review of contract by District Staff, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine presented a map of parcels in Phase II-A to be conveyed to the District and reviewed the special warranty deed and bill of sale. Mr. Earlywine advised the documents have been provided to Developer's Counsel. Discussion ensued regarding construction easements and access issues. Questions and comments were entertained.

On a Motion by Mr. Smith, seconded by Mr. Converse, with all in favor, the Board authorized the District to execute the deeds and bill of sale with conveyance of property within Phase II-A, and accepted the Certificate of the District Engineer with respect to the acquisition, subject to review by counsel for the District and the Developer, for the Harrison Ranch Community Development District.

Mr. Earlywine provided an update on the status of the Boulevard extension right of way landscaping and related improvements. With respect to acquisition of the boulevard landscaping, he advised that the landscaping in the Boulevard extension has not yet been acquired. Mr. Mulock represented that it was appropriate at this time to acquire the landscaping as installed, and Mr. Earlywine said that he would bring back appropriate documentation to the next meeting. Further, it was stated that Mr. Earlywine and Mr. Mulock are currently working with the County to finalize the right of way maintenance agreement for the Boulevard extension, which agreement was previously authorized by the Board. It was asked whose responsibility maintenance of the extension is at this point. Currently it is the responsibility of the Developer but the agreement would transfer that responsibility to the District. Mr. Mulock stated that from an engineering standpoint when the defect bond kicks in there is a date that the County has accepted the roadway and from that point forward the road is theirs and the warranty covers the road. That was accepted last year and we are working on the landscape portion. The bond for the landscape portion, which was provided by Pulte, is still in place.

Mr. Earlywine advised that in terms of the maintenance of the Boulevard extension, the District still does not have a signed agreement with Greenbriar for that purpose. It was advised that various representatives met on site and discussed issues and how they would be handled. Currently the District needs to make a decision as to who will be maintaining the Boulevard going forward. It was asked if the District needs to do another RFP.

Mr. Toborg reviewed the supplemental services proposal provided by Greenbriar. Greenbriar states they need this above and beyond what the contract amount is, in order to maintain the health of the landscaping installed in the Boulevard extension. The current contract amount is \$42,200 plus \$9,800 for mulch and \$5,500. The supplemental services proposal is an additional \$1,500 per month. Replacement of bad plants from install has been completed. The Board directed District Staff to obtain maintenance proposals from TruScapes, Mainscape, and ValleyCrest.

On a Motion by Mr. Converse, seconded by Mr. Gude, with all in favor, the Board directed District Staff to solicit proposals for Boulevard extension landscape maintenance and further directed Staff to continue to withhold payment from Greenbriar for maintenance services until an executed contract is provided to the District, for the Harrison Ranch Community Development District.

B. District Engineer

Mr. Mulock provided an update on research of leasing streetlights and an update on project for ADA report remediation.

C. Activities Director

Ms. Moss provided an overview of events from November and ongoing events for December.

D. District Manager

Ms. Syvret presented a proposal from American EcoSystems to add ponds 34, 35, and 36 to the existing maintenance contract, which is an additional \$310 per month.

On a Motion by Mr. Converse, seconded by Mr. Gude, with all in favor, the Board approved the proposal from American EcoSystems to amend the current contract to add ponds 34, 35, and 36 to the maintenance contract for an additional \$310 per month, subject to review of contract by District Counsel, for the Harrison Ranch Community Development District.

Mr. Toborg provided the Board with background of the irrigation problem on 54th Court East where water was cut off. It has been determined that service was previously provided via a meter connected to the potable water, this meter was disconnected. Neither the County, prior or current landscape and irrigation providers acknowledged any knowledge of the disconnect. Proposals were obtained to bore under the roadway and run a line to the main line and set a new meter. Discussion ensued. The Board directed District Staff to proceed and Mr. Hirons noted he would assist in getting the new meter installed.

Ms. Syvret presented a proposal from ValleyCrest to eliminate the common area within the Normandy neighborhood that has been determined by the District Engineer to be Association property and to add maintenance for Landscape on the power line buffer in Phase II-B that has been acquired by the District. Net changes will be an increase to the contract of \$3,960 per year.

On a Motion by Mr. Converse, seconded by Mr. Gude, with all in favor, the Board approved the proposal from ValleyCrest to eliminate the common area within the Normandy neighborhood that has been determined by the District Engineer to be Association property and to add maintenance for Landscape on the power line buffer in Phase II-B that has been acquired by the District. Net changes will be an increase to the contract of \$3,960 per year, for the Harrison Ranch Community Development District.

Ms. Syvret announced the next meeting of the Board of Supervisors is scheduled for January 9, 2012 at 1:30 pm. She advised she will be out of the office at that time and asked the Board if they would like to cancel or reschedule the January meeting. The Board advised they would like to reschedule the January meeting to January 12, 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.

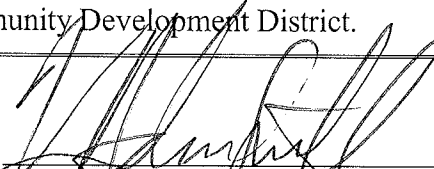
Ms. Syvret opened the floor to audience request and comments. Questions and comments from the audience were entertained. No Board action was taken.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hirons, seconded by Mr. Smith, with all in favor, the Board adjourned the meeting at 3:31 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman