

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 13, 2010, at 1:34 p.m.**, at the Emmanuel Baptist Church, located at 8305 US Highway 301 North, Parrish, Florida 34219.

Present and constituting a quorum were:

Bernie Mapili	Board Supervisor, Chairman
Parker Hirons	Board Supervisor, Vice Chairman
Allen Converse	Board Supervisor, Assistant Secretary
Adam Smith	Board Supervisor, Assistant Secretary
Dutch Neuweiler	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Joe Boldiga	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

Administer Oath of Office to Newly Elected Supervisors

Ms. Syvret administered the Oath of Office to the Newly Elected Supervisors; Mr. Allen Converse, Mr. Adam Smith, and Mr. Dutch Neuweiler. Ms. Syvret provided an overview of the policy for Board Supervisor Compensation and asked the Board Supervisors if they would like to accept or waive compensation. Mr. Allen Converse accepted Supervisor Compensation; Mr. Adam Smith and Mr. Dutch Neuweiler both waived compensation.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2011-01,
Canvassing and Certifying the Results of
the Landowners' Election**

Ms. Syvret provided an overview of the results of the Landowners' Election. She stated that Mr. Adam Smith and Mr. Dutch Neuweiler both received 471 votes and Mr. Alan Converse received 401 votes. As a result; Mr. Adam Smith and Mr. Dutch Neuweiler will each serve a four year term and Mr. Alan Converse will serve a two year term.

On a Motion by Mr. Converse, seconded by Mr. Mapili, with all in favor, the Board adopted Resolution 2011-01, Canvassing and Certifying the Results of the Landowners' Election, for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2011-02, Re-
Designating Officers of the District**

Ms. Syvret provided an overview of Resolution 2011-02, Re-Designating Officers of the District. She asked if there were any questions. There were none.

On a Motion by Mr. Neuweiler, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2011-02, Re-Designating Officers of the District as follows: Mr. Bernie Mapili to serve as Chairman; Mr. Adam Smith to serve as Vice-Chairman; and Mr. Dutch Neuweiler, Mr. Parker Hirons, Mr. Alan Converse, Mr. Eric Dailey, and Ms. Molly Syvret to serve as Assistant Secretaries, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
October 11, 2010**

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on October 11, 2010. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Mapili, seconded by Mr. Converse, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on October 11, 2010, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Landowners' Election Meeting held on
November 2, 2010**

Ms. Syvret presented the minutes of the Landowners' Election meeting held on November 2, 2010. She asked if there were any questions related to the minutes. Mr. Smith stated that his name was spelled incorrectly on the second page of the minutes and that there was a typographical error in number of votes were listed.

On a Motion by Mr. Mapili, seconded by Mr. Neuweiler, with all in favor, the Board accepted the Minutes of the Landowners' Election Meeting held on November 2, 2010, subject to the revisions noted, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for the
Months of November and December 2010**

Ms. Syvret stated that the next order of business is the consideration of the Operation and Maintenance expenditures for the months of November and December 2010. Ms. Syvret stated that the expenditures for the month of November, which covered the period of October 1-31, 2010, total \$68,308.37 and the expenditures for the month of December, which covered the period of November 1-30, 2010, total \$77,566.79. Ms. Syvret asked if there were any questions related to the expenditures. There were none.

On a Motion by Mr. Mapili, seconded by Mr. Neuweiler, with all in favor, the Board approved the Operations and Maintenance expenditures for the months of November 2010, totaling \$68,308.37 and December 2010, totaling \$77,566.79, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Capital Improvement
Revenue Bonds, Series 2007 Custody
Requisitions for Payment #11 and #12**

Ms. Syvret provided an overview of the Requisitions for Payment stating that both requisitions are for Hopping Green & Sams. She stated requisition #11 totaled \$282.00 and requisition #12 totaled \$117.50. She asked if there were any questions. There were none.

On a Motion by Mr. Smith, seconded by Mr. Mapili, with all in favor, the Board ratified Capital Improvement Revenue Bonds, Series 2007 Custody Requisitions for Payment #11 in the amount of \$282.00 and #12 in the amount of \$117.50, both for Hopping Green & Sams, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals Received in
Response to the RFP for Landscape
Maintenance Services**

The Board took a recess at 1:54 pm and came back on record at 2:10 pm.

Mr. Earlywine asked a question of Nanak's representative about their acquisition by Valley Crest.

Mr. Toborg provided an overview of the bid summary he had prepared and distributed to the Board prior to the meeting. The Board discussed each category of criteria.

The Board took a recess at 2:28 pm and came back on record at 2:48 pm.

The Board reviewed each proposal submitted and completed their individual score sheets.

The Board took a recess at 3:24pm and came back on record at 3:57 pm.

Ms. Syvret provided an overview of the final rankings: ranking first with a total of 401.4 points was Nanak's; ranking second with a total of 388.5 was Raymow; ranking third with a total of 387.55 was Vila & Son; ranking fourth with a total of 383.75 points was Greenbriar; ranking fifth with a total of 377 points was Natural Designs; ranking sixth with a total of 367.3 points was Cornerstone; ranking seventh with a total of 341.3 points was Trugreen; ranking eighth with a total of 339.55 points was Mainscape; ranking ninth with a total of 292.4 points was Luke Brothers.

On a Motion by Mr. Converse, seconded by Mr. Hirons, with all in favor, the Board authorized District Management to send a termination letter to the current vendor following expiration of the protest period, accepting Nanak's Landscaping as the top ranked proposer, approving a contract with Nanak's, and authorizing the Chairman to execute such contract, for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine provided an update on the Boundary Amendment petition.
- B. District Engineer
Mr. Mulock provided an update regarding the status of streetlights for Harrison Ranch Boulevard.
- C. Activities Director
Mr. Boldiga provided an update regarding filling the Activities Director vacancy. He also noted that regular amenities hours are being observed.
- D. District Manager
Mr. Toborg provided an overview of the proposal from American EcoSystems for removal of the Cattails from FCA-2 in an amount of \$8,200. Discussion ensued.

On a Motion by Mr. Hirons, seconded by Mr. Neuweiler, with all in favor, the Board approved the proposal from American EcoSystems in an amount not to exceed \$8,200 for eradication of cattails in FCA-2, subject to confirmation that the pond will be able to be maintained free of cattails without any increase in maintenance costs for the Harrison Ranch Community Development District.

Ms. Syvret advised that a few streetlights had been called in for service. She also stated that the next regular meeting of the Board of Supervisors is scheduled for Monday, January 10, 2010 at 1:30 pm.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Syvret opened the floor to audience and supervisor comments. Audience comments and questions were entertained. No Board action was taken.

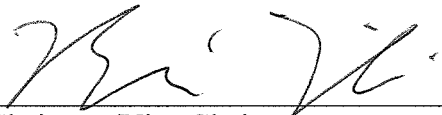
Mr. Hirons provided an updated regarding the status of the clubhouse renovation. He stated it is still on track for re-opening in March 2011.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mapili, seconded by Mr. Hirons, with all in favor, the Board adjourned the meeting at 4:42 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman