

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, July 14, 2014, 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:

Carlos Gregory	Board Supervisor, Chairman
Allen Converse	Board Supervisor, Assistant Secretary
John Moneyheffer	Board Supervisor, Assistant Secretary
Christopher Fisher	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Karen Wilson	District Engineer, ZNS Engineering, L.C.
Michelle Moss	Lifestyle Director
JoJo Styles	Clubhouse Staff
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Sean Connerty	Representative, Suncoast Pools
Tom Sanger	Representative, LaPensee Pools
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member mentioned the HOA meeting on July 15, 2014 at the Clubhouse.

An audience member commented on issues with ValleyCrest, not picking up trash and not cleaning up common areas.

Several audience members commented about pool safety issues.

An audience member commented that the pond near 5338 98th Avenue East has algae.

An audience member commented about dirty windows in the fitness center.

An audience member inquired about expanding parking lot and adding a cement sidewalk at the pool entrance.

An audience member inquired about the budget meeting.

An audience member commented about the pond erosion on 50th Street, the District Engineer is working on this issue.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 9, 2014

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on June 9, 2014 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of May 2014

There were some questions regarding a ZNS Engineering invoice. Some of the items coded as a "villa issue" may have been billed incorrectly to the CDD. Mr. Roethke will follow up with the District Engineer.

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board approved the operation and maintenance expenditures for May 2014, totaling \$110,110.05 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Wilson noted the 50th Street Circle erosion issue is being worked on by the District Engineer. New Street lights on 109th Terrace East have been installed. The curb inlet issue at 107th Terrace East is being reviewed by the District Engineer.

C. Activities Director

Ms. Moss mentioned a broken bridge in the nature trail area. Ms. Moss noted that the gas grills in the common area are starting to break. This is a reserve item, so she will look for options to replace. Ms. Moss would like to request funds for a laptop for the clubhouse.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the purchase of a laptop for the clubhouse with a not to exceed amount of \$600.00 for Harrison Ranch Community Development District.

Ms. Moss noted a \$17.00 increase for Jan Pro to clean fingerprints off windows and glass doors. She will work with Mr. Roethke on this issue. Ms. Moss discussed pool issues and what they are doing to handle them.

D. District Manager

Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for August 11, 2014 at 6:30 pm.

SIXTH ORDER OF BUSINESS

Landscape Maintenance Update

Mr. Cornelius reviewed the landscape report with the Board. He noted that the recent rains have hindered their mowing schedules in the last few weeks. Mr. Cornelius also discussed selective shrub pruning, fertilizing, fungicide treatments and irrigation wet checks.

SEVENTH ORDER OF BUSINESS

Pond Maintenance Update

Mr. Roethke reviewed the pond inspection report with the Board. No formal board action was taken. Mr. Roethke will follow up with Aquatic Systems for a proposal to add the three ponds in Phase 2B5 to be considered at the next meeting.

EIGHTH ORDER OF BUSINESS

Establishment of Audit Committee

Mr. Roethke informed the Board that the current audit contract expired after the completion of the 2012-2013 fiscal year. The District is required to establish an audit committee to review the RFP package and select a new auditor.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board appointed the current board members as the Audit Committee and will hold the Audit Review Meeting on August 11, 2014 at 6:15 p.m. at the Harrison Ranch Clubhouse for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Acquisition of Phase
2B5 Improvements and Lands**

Mr. Earlywine reviewed the acquisition documents for Phase 2B5 with the Board. Included in these documents are the Certificate of the District Engineer, a Bill of Sale and a Special Warranty Deed.

On a Motion by Mr. Fisher, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Certificate of the District Engineer, Bill of Sale, and Special Warranty Deed for Phase 2B5 for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Presentation of September 30, 2013 Audit

Mr. Roethke presented the Fiscal Year 2012-2013 Audit to the Board. It was noted that the Auditor's opinion is unqualified for the District and there were no instances or adverse findings reported for this District. Mr. Moneyheffer had some questions regarding the details of the audit.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board accepted the findings of the Fiscal Year 2012-2013 Audit for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Pool Service Proposals

Mr. Roethke presented several proposals for pool service to the Board. Mr. Connerty from Suncoast Pools discussed the details of his proposal with the Board, and Mr. Sanger also discussed the details of his proposal with the Board, and they both entertained questions from the Board. A discussion ensued. The Board requested to see a best and final proposal from Suncoast, LaPensee and Prestige to include 5 days per week service during the summer months.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved to increase current pool service to five (5) days per week during the summer months, until the end of August and put Hawkins on a thirty (30) day notice for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal for Trail
Maintenance**

Mr. Roethke presented several proposals for trail maintenance to the Board. A discussion ensued. Mr. Fisher will work with the vendor on updating the price for these proposals. Mr. Roethke will request a competitive bid from ValleyCrest to be reviewed at a future meeting.

THIRTEENTH ORDER OF BUSINESS

Consideration of 2014 Holiday Décor Proposal

Mr. Roethke presented a Holiday Décor proposal to the Board from Trimmers. A discussion ensued. The Board requested to see additional proposals. Mr. Roethke will provide these at the next meeting.

FOURTEENTH ORDER OF BUSINESS

Consideration of ValleyCrest Plant Installation Proposal

Mr. Roethke presented proposals from ValleyCrest for plant installations. The Board tabled these proposals and would like to see details on each proposal including per unit costs for the plant materials.

FIFTEENTH ORDER OF BUSINESS

Consideration of Cardno Phase 2B-3 Maintenance Proposal

Mr. Roethke presented a proposal from Cardno-Entrix for the Phase 2B3 wetland and conservation area maintenance. This item will be tabled until Phase 2B3 is ready to be transferred to the CDD later this year.

SIXTEENTH ORDER OF BUSINESS

Consideration of Amenity Center Sidewalk Proposal

Mr. Roethke presented a proposal from Site Masters for a sidewalk installation at the Amenity Center. A discussion ensued. Mr. Fisher commented that he can have Pulte's Construction crews complete this project for much less.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved Pulte to complete the sidewalk installation with a not to exceed amount of \$1,000.00 for Harrison Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Bid Package for Fitness Center Expansion

Mr. Roethke presented a bid package for the fitness center expansion. A discussion ensued.

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board approved the bid package for Ugarte to use when obtaining proposals for construction work to complete this project for Harrison Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Presentation of Street Light Outage Map

Mr. Roethke presented a street light outage map for the District. There does not appear to be a concentration of street light outages coming from one particular area. The outages are spread relatively evenly throughout the District. A discussion ensued, but no formal Board action was taken.

NINETEENTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Roethke presented the monthly unaudited financial statement to the Board. No formal Board action was taken.

TWENTIETH ORDER OF BUSINESS

Presentation of 2014 Maintenance Items

Mr. Roethke presented the list of 2014 maintenance items to the Board. It was noted that all maintenance items have been completed or are in progress.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

Mr. Gregory suggested some potential fixes to some of the pool issues. First, the Board agreed to shut off the card access system from 9:00 p.m. to 5:00 a.m. to deter vandalism and after-hours guests. Second, we can look into upgrading the security system for active video monitoring and new picture I.D. Cards. Mr. Earlywine also suggested the possibility of adding a lifeguard to the pool area.

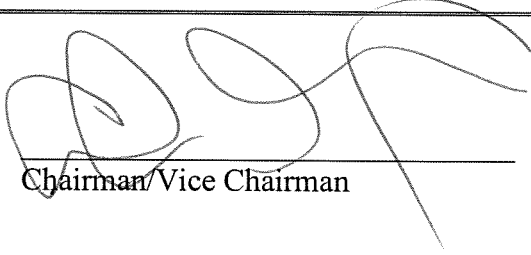
TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 3:49 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman