

## 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, May 12, 2014, at 6:30 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Carlos Gregory	<b>Board Supervisor, Chairman</b>
Parker Hirons	<b>Board Supervisor, Vice Chairman</b>
Allen Converse	<b>Board Supervisor, Assistant Secretary</b>
John Moneyheffer	<b>Board Supervisor, Assistant Secretary</b>
Christopher Fisher	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Michelle Moss	<b>Lifestyle Director</b>
Dave Walter	<b>Access Res. Management</b>
John Cornelius	<b>ValleyCrest Landscape</b>
Alberto Armas	<b>ValleyCrest Landscape</b>
Josh McGarry	<b>Aquatic Systems</b>

Audience

#### 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

Several residents commented on the need for an additional clubhouse to serve the needs of the community, as well as new pool furniture and the overall cleanliness of the pool.

An Audience member asked about reporting street light outages. Mr. Roethke stated that any resident can contact him directly and the lights will be repaired on the first Friday of each month.

An Audience member commented on trash needing to be picked up in CDD common areas.

An Audience member inquired about street naming issues. Mr. Mulock will double check with the County on this issue to ensure emergency vehicles can find the proper addresses within Harrison Ranch.

An Audience member commented on the assessment refund process and the investment strategy of the District. A discussion ensued.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on April 14, 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 April 14, 2014 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for Month of March 2014**

A discussion regarding several invoices ensued.

On a Motion by Mr. Moneyheffer, seconded by Mr. Hiron, with all in favor, the Board approved the operation and maintenance expenditures for March 2014, totaling \$76,409.35 for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. Activities Director  
Ms. Moss discussed various issues with mulch on the pool deck. Mr. Cornelius will send a crew member out each morning to blow any excess mulch off the pool deck. Ms. Moss also discussed working with the pool heating company to get the heat at the pool turned off for the summer season. Ms. Moss presented quotes to add shades to the windows in the clubhouse. A discussion ensued. The Board requested a proposal from a commercial-grade contractor to be considered at the next meeting. Mr. Hiron asked to have the contractor attend the Board meeting and provide a presentation.

D. District Manager

Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for June 9, 2014 at 1:30 pm.

**SIXTH ORDER OF BUSINESS**

**Landscape Maintenance Update**

Mr. Cornelius reviewed the landscape report for the Board. He stated that his crews pick up trash on the Boulevard on a regular basis, but he will alert them to the fact that the trash problem has been worse than it usually is. Mr. Cornelius also discussed standard items such as fertilizer, wet check schedules and tree pruning. Mr. Hirons and Mr. Gregory discussed various issues with Mr. Cornelius including dead trees, annuals and Spanish Moss to be treated. Mr. Cornelius will look in to these issues. Ms. Moss mentioned that there will be a lawn and pond maintenance workshop at the clubhouse run by ValleyCrest and Aquatic Systems on Wednesday, May 14, 2014.

**SEVENTH ORDER OF BUSINESS**

**Pond Maintenance Update**

Mr. McGarry reviewed the pond inspection report with the Board. He discussed the current condition of the ponds and debris removal. Mr. McGarry will be adding a fourth monthly visit (free of charge) to treat the ponds during the current growing season to prevent any algae or water lettuce outbreaks. Mr. McGarry will submit a proposal to add several ponds in Phases IIB4 and IIB5 to the maintenance contract.

**EIGHTH ORDER OF BUSINESS**

**Presentation of 2014 Maintenance Items**

Mr. Roethke presented the 2014 maintenance items to the Board. Most of the items are either in progress or have been completed. The Board discussed the dates on the pool resurfacing and asked Ms. Moss to add the closing dates to the newsletter. Mr. Roethke will follow up with the architect on the status of the fitness center expansion.

**NINTH ORDER OF BUSINESS**

**Presentation of Monthly Unaudited  
Financial Statement**

Mr. Roethke reviewed the monthly unaudited financial statement with the Board and entertained several questions about the statement. No formal Board action was taken.

**TENTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for Fiscal Year 2014/2015; Consideration of Resolution 2014-10, Approving Proposed Budget and Setting the Public Hearing**

Mr. Roethke presented the fiscal year 2014/2015 proposed budget to the Board. A discussion ensued regarding various line items. Changes were made per the Board's direction; the General Fund increased to \$1,127,443.00, which is an overall increase of \$138,708.00 from fiscal year 2013/2014.

On a Motion by Mr. Hiron, seconded by Mr. Converse, with all in favor, the Board adopted Resolution 2014-10, approving the proposed budget for fiscal year 2014/2015 as amended and setting the Public Hearing for August 11, 2014 at 6:30 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 for Harrison Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Mr. Roethke presented the registered voter count to the Board, noting that there are 641 registered voters in the District as of April 15, 2014 as reported by the Manatee County Supervisor of Elections. He stated that two of the five Supervisor seats will be up for general election in November.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-08, General Election**

Mr. Roethke presented Resolution 2014-08 to the Board, noting that this resolution will instruct Manatee County that Seats 1 and 2 will be on the ballot this election year (held by John Moneyheffer and Chris Fisher, respectively). Mr. Earlywine provided additional information regarding the election process.

On a Motion by Mr. Converse, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2014-08, instructing the Manatee County Supervisor of Elections to begin conducting the District's General Elections for Harrison Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of General Election Advertisement**

Mr. Roethke presented the general election advertisement, which will be published in a newspaper prior to the qualifying period (noon on June 16, 2014 – noon on June 20, 2014).

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-09,  
Landowner Election**

Mr. Earlywine discussed the details of the resolution and the landowner election process. It was noted that Seat 3, currently occupied by Carlos Gregory, will be up for landowner election this year.

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2014-09, setting the Landowners' Election on November 10, 2014 at 1:30 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 for Harrison Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Hawkins Proposal for  
Filter Grids**

Ms. Moss discussed the details of this proposal with the Board. A discussion ensued. The Board tabled this item. Mr. Gregory requested that a representative from Hawkins Service Company attend the next Board meeting.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Aquatic Systems Proposal  
for Maintenance of Additional Ponds**

This agenda item was tabled.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**


There were no Supervisor requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Hiron, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 8:34 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman