

## 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, June 9, 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	<b>Board Supervisor, 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>
JoJo Styles	<b>Clubhouse Staff</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 (arrived in progress 1:35 p.m.)</b>
Diane Clark	<b>Representative, Décor and Designs (arrived in progress 1:35 p.m.)</b>
Audience	<b>Present</b>

#### 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 audience members made comments on a number of issues, including irrigation, pond bank mowing, trash in common areas, handicap parking, pool and amenity center issues, as well as a number of HOA issues. Mr. Walter offered to speak with residents after the meeting to discuss any HOA issues.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on May 12, 2014**

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on May 12, 2014 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Moneyheffer asked a question on overdraft fees. A motion was made to increase the limit to \$2,000.00 for the Amenity Center debit card.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved to increase the Amenity Center debit card to \$2,000.00 for Harrison Ranch Community Development District.

Mr. Moneyheffer also asked a question about a ValleyCrest invoice for plant replacements at the model home. Mr. Roethke will send this to Mr. Fisher for reimbursement from Pulte.

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board approved the operation and maintenance expenditures for April 2014, totaling \$67,149.58 for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report. Mr. Moneyheffer asked if the CDD had an ending date in the future. Mr. Earlywine confirmed that the CDD was set up in perpetuity and will continue with no ending date into the future.
- B. District Engineer  
Mr. Mulock is working on some erosion issues at a mitered end section and street light issues at 109<sup>th</sup> Avenue East.
- C. Activities Director  
Ms. Moss distributed her activities report to the Board and discussed current rentals and events at the Amenity Center.

D. District Manager

Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for July 14, 2014 at 1:30 pm.

Mr. Roethke also informed the Board of an upcoming Pond Workshop that Rizzetta is conducting with SWFWMD on June 25<sup>th</sup> at the Ashlyn Park Training Facility located at 5020 W. Linebaugh Avenue, Suite 120 Tampa, FL 33624. Space is limited, so please contact Shannon Shelton at 813-933-5571 or via email at [SShelton@rizzetta.com](mailto:SShelton@rizzetta.com) if you would like to attend.

**SIXTH ORDER OF BUSINESS**

**Landscape Maintenance Update**

Mr. Cornelius reviewed the landscape report with the Board and discussed turf fertilizer mandates from the County, as well as annual color rotations and irrigation issues. Mr. Gregory asked about shrub pruning and requested that the landscape crews keep their eye on any uneven areas.

**SEVENTH ORDER OF BUSINESS**

**Pond Maintenance Update**

Mr. McGarry reviewed the pond inspection report with the Board. Mr. McGarry mentioned a water lettuce outbreak on pond SWF-16 over the past few weeks. Aggressive treatments have taken place to reduce the surface amount by over 70%. Mr. Gregory requested this pond, as well as other waterways are treated before they result in this type of outbreak. Mr. McGarry confirmed this will be taken care of.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Blinds Proposal from  
Décor & Design**

Mr. Roethke presented a proposal from Décor and Design for Blinds to be installed at the clubhouse. Ms. Clark gave a quick presentation on different options for blinds for the clubhouse. A discussion ensued.

<p>On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board accepted proposal from Décor &amp; Design for 95% solar shades (white straw) and 6 inch crown cornice (golden oak) for all interior clubhouse windows at a cost of \$2,700.00 for Harrison Ranch Community Development District.</p>
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*Ms. Clark left meeting in progress at 2:38 p.m.*

**NINTH ORDER OF BUSINESS**

**Consideration of FC Grids Proposal**

Mr. Roethke presented a proposal from Hawkins to replace filter grids at the pool. The Board tabled this item until a future meeting and would also like to review new bids for pool service. Mr. Roethke will bring proposals to the next meeting.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Assessment Refund**

Mr. Roethke and Mr. Earlywine conducted a Power Point presentation for the Board and audience which discussed the details regarding the assessment refund. Mr. Gregory added some additional details throughout the presentation. The Board entertained various questions from the audience regarding the refund process. A lengthy discussion ensued. The Board did not make any changes to Resolution 2014-06 and will continue with the assessment refund as planned.

**ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding CDD 101 Presentation**

Mr. Roethke discussed the possibility of setting up a CDD 101 presentation for the homeowners at Harrison Ranch. This item will be tabled until the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of RFP for Landscape**

Mr. Roethke presented a Landscape RFP package to the Board. Mr. Earlywine gave some additional detail regarding the statutory requirements for the RFP, and answered some questions from the Board. Mr. Converse would like to have a provision added that requires the landscape contractor to attend all CDD board meetings. Mr. Earlywine confirmed this will be added to the scope of service.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the landscape RFP package in substantial form with final sign off by the Board Chairman if necessary for Harrison Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Proposal from Aquatic System for Additional Pond Maintenance**

Mr. Roethke presented a proposal for pond maintenance from Aquatic Systems. This will cover the ponds in Phase IIB-4 at a cost of \$315.00 per month.

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board approved pond maintenance for four (4) ponds in Phase IIB-4 at a cost of \$315.00 per month for Harrison Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Trail Maintenance (*under separate cover*)**

This item was tabled until the next meeting.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of 2014 Holiday Décor Proposal**

This item was tabled until the next meeting.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Replacement of Irrigation  
Controllers**

Mr. Roethke presented proposals from ValleyCrest for replacement of irrigation controllers. Mr. Roethke suggested that these items are budgeted for during the next fiscal year. Mr. Gregory noted that the insurance coverage will cover this equipment if it does fail. The Board took no formal action these proposals at this time.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Annual Rotation  
Proposals**

Mr. Roethke presented a proposal from ValleyCrest for the annual color rotation.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved proposal from ValleyCrest for the annual color rotation at a cost of \$7,668.75 for Harrison Ranch Community Development District.

*Mr. Cornelius & Mr. Armas left the meeting at 3:00 p.m.*

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Amenity Center Sidewalk  
Proposal**

This item was tabled until the next meeting.

**NINETEENTH ORDER OF BUSINESS**

**Presentation of Street Light Outage Map**

This item was tabled until the next meeting.

**TWENTIETH ORDER OF BUSINESS**

**Presentation of Monthly Unaudited  
Financial Statement**

This item was tabled until the next meeting.

**TWENTY-FIRST ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate  
Calculation Series 2007**

Mr. Roethke presented a proposal from LLS Tax Solutions for Arbitrage Rebate Calculation services.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board accepted proposal from LLS Tax Solutions for Arbitrage Rebate Calculation services at a cost of \$650.00 for Harrison Ranch Community Development District.

**TWENTY-SECOND ORDER OF BUSINESS      Presentation of 2014 Maintenance Items**

This item was tabled until the next meeting.

**TWENTY-THIRD ORDER OF BUSINESS      Supervisor Requests**

Mr. Moneyheffer asked to have the Reserve Study uploaded on the website.

**TWENTY-FOURTH ORDER OF BUSINESS      Adjournment**

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 5:15 p.m. for Harrison Ranch Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman