
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, April 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 (<i>joined via phone at 1:34 p.m.</i>)
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.
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Michelle Moss	Lifestyle Director
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Alberto Armas	ValleyCrest Landscape
Josh McGarry	Aquatic Systems
Charlie Ugarte	Ugarte Architects & Associates
David Bishop	Ugarte Architects & Associates

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

An audience member asked if CDD documents allow for refunding of assessments. Mr. Earlywine confirmed that Florida law allows this.

Several audience members made comments about an additional pool in the CDD. Mr. Gregory directed District Staff to research the cost for an additional pool installation.

Several audience members commented about cars speeding on Harrison Ranch Boulevard. Mr. Gregory requested that District Staff send a letter bi-annually to the county Sherriff's Office regarding the speeding in this area.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 10, 2014

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 10, 2014 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of February 2014

A discussion ensued regarding the timing of several invoices. The Board requested District Management to review the processing of current invoices to ensure that accruals are accounted for and invoices are paid on time

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved the operation and maintenance expenditures for February 2014, totaling \$97,826.26 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Landscape Update

Mr. Cornelius and Mr. Armas discussed the current landscaping items with the Board. Mr. Cornelius distributed the monthly landscape report. A discussion ensued regarding several items, such as irrigation, fertilization, and the new mowing schedule. It was mentioned that the color on the annuals is very good. Mr. Gregory requested that the schedule of services be added to the monthly landscape reports going forward. It was also suggested that Valley Crest run a seminar for homeowners on proper landscape maintenance.

(Mr. Cornelius and Mr. Armas left the meeting at 3:00 p.m.)

SIXTH ORDER OF BUSINESS

Pond Inspection Update

Mr. McGarry reviewed the pond inspection report with the Board, and reviewed the action items from the previous month, including debris removal and algae treatments. Mr. McGarry suggested doing a pond assessment on several sites that are experiencing larger than typical algae growth. The Board would not like to move forward with this at this time. Mr. Gregory asked about carp stocking. Mr. McGarry has pre-approvals from SWFWMD, but does not see the need for carp stocking at this time. Mr. McGarry also offered to do a pond seminar for District residents.

(Mr. McGarry left the meeting at 3:10 p.m.)

SEVENTH ORDER OF BUSINESS

Presentation of 2014 Maintenance Items

Mr. Roethke reviewed the current list of 2014 maintenance items with the Board. No formal Board action was taken at this time, as most of the items are either completed or in progress.

EIGHTH 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. Mr. Moneyheffer requested to see the general ledger at future meetings. Mr. Roethke will look into this with the accounting department.

NINTH ORDER OF BUSINESS

**Consideration of Transfer of Funds to
Reserve Account**

Mr. Roethke discussed moving some funds to the reserve account to pay for all of the 2014 maintenance items. By doing this, the District can use reserve funds to pay for those items rather than using money from the general operating fund. Mr. Roethke suggested transferring (\$220,000.00) into the reserve fund to pay for picnic tables and benches, pool resurfacing, chess and foosball room tables and chairs, wood floor refinishing, fitness center expansion, new fitness equipment, and roof repairs.

On a Motion by Mr. Moneyheffer, seconded by Mr. Gregory, with all in favor, the Board authorized District Staff to transfer funds in the amount of (\$220,000.00) to the reserve account to pay for the 2014 maintenance items for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Painting
Services (under separate cover)**

Mr. Roethke distributed two proposals to the Board for clubhouse painting. A discussion ensued. The Board approved proposal from Certa Pro Painters for (\$2,185.00).

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved the Certa Pro Painter's proposal in the amount of (\$2,185.00) for painting the clubhouse for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Off-Duty
Deputy Services**

Mr. Roethke reviewed a proposal for Off-Duty Deputy Services. A discussion ensued regarding options and costs. The Manatee County Sheriff's Office charges \$37.00 per hour for this service, plus an additional \$6,500.00 in annual insurance premiums. The Board would like to revisit these options at the proposed budget meeting.

TWELFTH ORDER OF BUSINESS

**Consideration of Updated Trespass
Resolution 2014-07**

Mr. Roethke presented an updated trespass resolution to the Board. It has been updated to include Mr. Roethke's name and removes the name of the previous District Manager.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board adopted Resolution 2014-07 for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Assessment
Refund (*under separate cover*)**

Mr. Roethke distributed a proposal to the Board for the approved assessment refunds, and Mr. Gregory handed out a proposal for the title search related to the assessment refund work. Mr. Roethke and Mr. Gregory gave some background on this project, and a discussion ensued regarding costs and other items related to the assessment refund

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board made a motion to set not-to-exceed levels of (\$4,900.00) for Property Insight to perform the title search, and (\$13,000.00) for Rizzetta & Company, Inc. to determine the amount of refund for each lot owner and issue the checks, pending District Counsel review of the proposal .for Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Pool Resurfacing

Mr. Roethke noted that due to the timing of the resurfacing, the work has been rescheduled until after the summer season. Mr. Roethke asked the Board for a new date to schedule the repairs. The Board decided to start the repairs on or around October 15th, so that they are done by December 15th. Mr. Roethke also presented an additional proposal from The Pool Doctor for pool repairs. There are some additional options for tile repairs that were not included in the original proposal. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the approved a change order from the Pool Doctor to fix 65 feet of tile above the water line for (\$975.00) for Harrison Ranch Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

**Review of Preliminary Drawings for
Fitness Center Expansion**

Mr. Bishop and Mr. Ugarte reviewed plans for the fitness center expansion with the Board. Mr. Bishop distributed some additional detailed plans of architectural drawings to the Board, and entertained various questions from the Board. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, approved plans for fitness center in substantial form for Harrison Ranch Community Development District.

A discussion ensued regarding the additional area to be expanded. The Board asked Mr. Bishop to include this in the bid documents, so they can see the total costs of both projects. A discussion ensued regarding the potential for creating a master plan for the next 10-20 years of future enhancements.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board approved discussed plans for bid documents to include additional clubhouse area and potential veranda expansion for Harrison Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.

C. Activities Director

Ms. Moss distributed an Activities Report and reviewed the items with the Board. Ms. Moss requested to add blinds o the clubhouse windows. The Board asked for proposals to review at the next meeting. Ms. Moss also requested 8 additional lounge chairs to be added to the pool area.

On a Motion by Mr. Fisher, seconded by Mr. Gregory, with all in favor, the Board approved for 6 chairs to be installed for a not-to-exceed amount of (\$1,400.00) in the pool area for Harrison Ranch Community Development District.

D. District Manager

Mr. Roethke announced the next meeting of the Board of Supervisors is scheduled for May 12, 2014 at 6:30 pm. and that the proposed budget will be reviewed at this meeting.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Moneyheffer asked a question regarding special assessments. A discussion ensued.

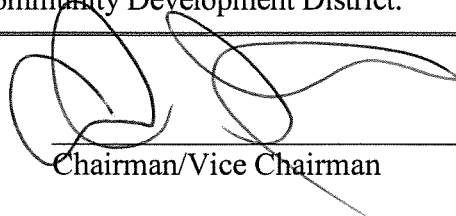
EIGHTTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 4:19 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman