

**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, August 11, 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 Hiron	<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>
Bryan Rizzetta	<b>Associate District Manager, Rizzetta &amp; Company, Inc.</b>
Tyree Brown	<b>Operations Manager</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Karen Wilson	<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>
Albert Armas	<b>Valley Crest Landscape</b>
Josh McGarry	<b>Aquatic Systems</b>

Audience	<b>Present</b>
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**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 asked questions about the process for approving and installing a new pool.

An audience member commented on mowing issues with Valley Crest.

An audience member discussed the possibility on working with the board on a 3 to 5 year plan for the community.

An audience member asked about getting street lights fixed.

An audience member discussed a letter received regarding a pool issue.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on July 14, 2014**

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 14, 2014 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the operation and maintenance expenditures for June 2014, totaling \$108,809.31 for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Mr. Moneyheffer asked Ms. Wilson for an update on an invoice that was discussed at a previous meeting, which had items relating to a villa issue on the list of services. Ms. Wilson will follow up with Mr. Mulock on this.
- C. Activities Director  
Ms. Moss distributed the monthly activities report to the board. Ms. Moss discussed an issue with the access cards not working in the clubhouse. Mr. Roethke distributed some proposals from Dynamark to fix these issues. There is a proposal for a battery backup and a door king access controller.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposals from Dynamark for the battery backup at a cost of (\$482.32) and the Door King's proposal at a cost of (\$1,884.15) for Harrison Ranch Community Development District.

Mr. Gregory mentioned that the District should look into getting magna latches installed at the access doors to the pool.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved the installation of three magna latches at a not-to-exceed amount of (\$,1200.00) for Harrison Ranch Community Development District.

D. District Manager

Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, September 8, 2014 at 1:30 pm at the Harrison Ranch Clubhouse.

E. Landscape Maintenance Update

Mr. Cornelius presented the monthly landscape report to the board and discussed some of the details, including fungicide and herbicide applications, spot treatments of fire ants, irrigation repairs, and recommendations for the next annual change out.

F. Pond Maintenance Update

Mr. McGarry presented the monthly pond inspection report to the board. Mr. McGarry mentioned a specific issue at pond SWF-21, in which the water levels are too high to safely spray for algae without damaging sod on the pond bank. Mr. Hirons asked Ms. Wilson to have RIPA check that the construction in the adjacent area is not contributing to these issues.

Other issues discussed included water lettuce and carp stocking.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape RFP  
Proposals (under separate cover)**

Mr. Roethke distributed proposals for landscape and irrigation maintenance to the board. Mr. Brown discussed the proposals with the board and answered several questions. The board discussed a number of items on the scoring sheet and bid breakdown. The board scored all vendors and Mr. Brown tabulated the results, which are as follows: Valley Crest received the highest score with 485 points, followed by Austin Outdoor with 452 points, Girard with 436.7, LMP with 420.65, and Mainscape with 385.5.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board accepted ranking and awarded contract to Valley Crest on the condition that Valley Crest includes a third annual renewal at the same price for Harrison Ranch Community Development District.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board rejected the bid from Girard due to non-responsiveness for not including an Affidavit of Acknowledgements for Harrison Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2014 Holiday Décor Proposals**

Mr. Roethke presented proposals for Holiday Décor to the board. The board reviewed the proposals and a discussion ensued. The board requested that Decorating Elves attend the next board meeting and present the details of their proposal to the board.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Amenity Rules, Policies and Forms**

Mr. Roethke presented a draft of amended rules and policies to the board. The proposed revisions pertain mostly to the pool rules. A discussion ensued. Mr. Earlywine reviewed each of the changes with the board.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board adopted amended Amenity Rules and Policies for Harrison Ranch Clubhouse for Harrison Ranch Community Development District.

Mr. Earlywine reviewed a Disciplinary and Enforcement Rule document with the board and discussed some of the details. This can be adopted at a future rulemaking meeting.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board authorized a public hearing on Amenity Rules and Rates on October 13, 2014 at 1:30 p.m. at Harrison Ranch Clubhouse for Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Street Light Proposal**

Mr. Roethke presented a proposal to add a street light to 109<sup>th</sup> Avenue E. Mr. Hirons noted that this will be installed by the developer, and there is no action needed by the District at this time.

**TENTH ORDER OF BUSINESS**

**Consideration of ValleyCrest Plant Installation Proposals**

Mr. Roethke presented several proposals from ValleyCrest for plant installations. Mr. Gregory requested to have the price for the 3-gallon plants lowered from \$12.50 to \$10.00. Mr. Cornelius will revise these proposals and they will be presented at a future board meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of ValleyCrest Phase 2B5 Maintenance Proposal**

Mr. Roethke presented a proposal from ValleyCrest to add Phase 2B5 to the landscape and irrigation contract. Now that ValleyCrest was awarded a new full contract with the CDD,

this proposal is not necessary at this time due to the fact that this phase is included in the new contract.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Aquatic Systems Phase  
2B5 Maintenance Proposal**

Mr. Roethke presented a proposal from Aquatic Systems to add Phase 2B5 to the aquatic maintenance contract.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved the proposal from Aquatic Systems to add 3 ponds in Phase 2B5 to the Aquatic maintenance contract at a cost of \$176.00 monthly for Harrison Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Pool Service Proposals**

Mr. Roethke presented proposals from several different vendors for pool service to the board. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from LaPensee Plumbing and Pools for pool service at a cost of (\$15,650.00) annually, which includes 5 days per week service from May-September, and 3 days per week service from October - April for Harrison Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Additional Amenity  
Center Pool**

Mr. Roethke presented a design for a potential new pool at the Amenity Center. A cost estimate for this pool is between \$487,000 and \$535,000, which includes the pool, cabana, pavers, fencing, gates, access controls, pool furniture, minor site work, and landscaping/irrigation. The price does not include the cost for civil or architectural engineering, pool design fees, or permit and impact fees. Mr. Gregory would like to add this to the list of future items to be discussed going forward.

**FIFTEENTH 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 at this time. Mr. Gregory asked for Rizzetta Accounting representatives to attend a future meeting to discuss the financial statements.

**SIXTEENTH ORDER OF BUSINESS**

**Presentation of 2014 Maintenance Items**

Mr. Roethke presented the list of 2014 maintenance items to the Board. All projects are either completed or in progress. Mr. Gregory asked to have dates added to this list.

**SEVENTEENTH ORDER OF BUSINESS**

**Follow up to Audience Comments**

Mr. Roethke presented a list of follow-up items to audience comments from the previous Board of Supervisors meeting. A discussion ensued regarding several items. For adding handicapped spaces to the parking lot, the District Engineer will work with RIPA to convert some of the current spaces into handicapped spaces.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved an additional 2 handicapped parking spaces in the Amenity Center parking lot for Harrison Ranch Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-13;  
Setting Annual Meeting Schedule**

Mr. Roethke presented Resolution 2014-13 to the board, which will set the annual meeting schedule for the next Fiscal Year. A discussion ensued and the board decided to switch the January 12<sup>th</sup> meeting date from 1:30pm to 6:30pm.

On a Motion by Mr. Gregory, seconded by Mr. Hirons, with all in favor, the Board adopted Resolution 2014-13 which set the Annual Meeting Schedule for Harrison Ranch Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2014/2015  
Final Budget 1. Consideration of  
Resolution 2014-11 Annual  
Appropriation**

Mr. Roethke asked for a motion to open the public hearing.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board agreed to open the Public Hearing for Harrison Ranch Community Development District.

Mr. Roethke presented Resolution 2014-11 to the Board. A discussion ensued regarding several line items in the budget, and the board entertained questions from the audience. Several adjustments were made to the budget, but the overall amount did not change.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board adopted Resolution 2014-11 which adopts the final Fiscal Year 2014/15 Budget for Harrison Ranch Community Development District.

**2. Consideration of Resolution 2014-12  
Imposing Special Assessments**

Mr. Roethke presented Resolution 2014-12 to the board, imposing special assessments.

On a Motion by Mr. Converse, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2014-12 which imposes special assessments for Harrison Ranch Community Development District.

Mr. Roethke discovered some errors in the budget that need to be corrected. The board agreed to the revisions.

On a Motion by Mr. Fisher, seconded by Mr. Hiron, with all in favor, the Board revised previous motions adopting budget for Harrison Ranch Community Development District.

On a Motion by Mr. Converse, seconded by Mr. Hiron, with all in favor, the Board agreed to close the Public Hearing for Harrison Ranch Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests**

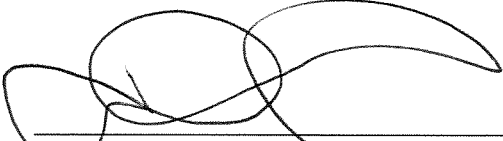
Mr. Moneyheffer discussed the possibility of setting up a committee with more resident involvement.

**TWENTY-FIRST ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 9:38 p.m. for Harrison Ranch Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman

