

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, September 8, 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.
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Michelle Moss	Lifestyle Director
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Albert Armas	Valley Crest Landscape
Josh McGarry	Aquatic Systems
Nick Schriver	Decorating Elves

Audience	Present
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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

Audience members made the following comments below:

- About the amenities offered
- Distributed a copy of an article from the Bradenton Times regarding CDD's. Mr. Earlywine added some comments in response to the article.
- Needed an additional bike rack at 50th St. Circle E and 100th Street
- Status of light to be installed at 109th Street E.? Mr. Fisher will follow up.
- Assessment refund status?

- Adding more stop signs at 55th and 109th? Mr. Mulock answered that this can be requested from the County.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 11, 2014

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on August 11, 2014 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of July 2014

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board approved the operation and maintenance expenditures for July 2014, totaling \$80,991.77 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Mulock mentioned that the bids for the fitness center expansion are due back next week. A discussion ensued regarding reaching out to additional bidders to provide a proposal on this project. Mr. Earlywine mentioned that District Staff can follow up on this after the meeting.
- C. Activities Director
Ms. Moss mentioned that the fall festival is coming up next month. The security system is scheduled to be fixed today, September 8th. The Board discussed reviewing proposals for an updated system. District Staff will work on obtaining proposals for a future meeting.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, October 13, 2014 at 1:30 pm at the Harrison Ranch Clubhouse.

- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape maintenance report with the Board. The annual color change-out has taken place, palm trimming will be coming up this month, and fire ant mounds have been treated. Mr. Mulock mentioned that the County is investigating making some small changes to the stormwater drainage system in the District.

(Mr. Cornelius and Mr. Armas left the meeting while it was in progress at 2:13 p.m.)

- F. Pond Maintenance Update
Mr. McGarry reviewed the monthly pond inspection report with the Board. The water levels in SWF-21 have dropped back down and treatments are now taking place to remove the algae. Selective applications for algae and water lettuce are taking place in other ponds throughout the District. Mr. Moneyheffer asked Mr. McGarry if aeration systems would be beneficial in any of the ponds within Harrison Ranch. Mr. McGarry can research this and provide an update at a future meeting.

(Mr. McGarry left the meeting while it was in progress at 2:20 p.m.)

SIXTH ORDER OF BUSINESS

Consideration of 2014 Holiday Décor Proposal

Mr. Roethke presented proposals for holiday décor to the Board. Nich Schriver with Decorating Elves was in attendance to answer any questions regarding their proposal. Mr. Schriver distributed some promotional materials with pictures of previous holiday lighting jobs. Mr. Schriver entertained various questions from the Board. A discussion ensued regarding the clubhouse tree and issues with lights going out.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Decorating Elves at a cost of (\$4,500.00) for Harrison Ranch Community Development District.

The Board added that they would like an undecorated tree to be placed in the clubhouse, and Ms. Moss will work with the designer to decorate the tree.

SEVENTH ORDER OF BUSINESS

Consideration of Change Order to Pool Resurfacing Contract

Mr. Roethke presented two change orders from The Pool Doctor with several different options on each change order. A discussion ensued. The Board decided not to approve any of these change orders at this time.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Ductless Cooling System

Mr. Roethke presented a proposal for a ductless cooling system to the Board. This is being proposed for the supply closet that houses the security system components. Ms. Moss added some additional details regarding this proposal. Mr. Gregory suggested submitting an insurance claim to have this replaced.

NINTH ORDER OF BUSINESS

Consideration of Proposals from ValleyCrest for Plant Installations

Mr. Roethke presented an updated proposal from ValleyCrest for plant installations. Mr. Gregory suggested that the Board revisit these proposals in March 2015. Mr. Gregory also requested that the Annual Operations Calendar be presented at a future CDD meeting.

TENTH ORDER OF BUSINESS

Consideration of Debit Card Renewal; Resolution 2014-14, Re-designating a Public Depository for Funds

Mr. Roethke presented Resolution 2014-14 to the Board, which will re-designate a Public Depository for Funds. This will switch the current debit card from Wells Fargo to Suntrust Bank.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board adopted Resolution 2014-14 which re-designates a Public Depository for Funds for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Insurance Proposals (under separate cover)

Mr. Roethke distributed proposals for insurance packages to the Board. A discussion ensued regarding the proposals. Sandie Grimes from Stahl & Associates joined via phone to answer questions from the Board.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board approved the proposal from Stahl & Associates (PGIT package and RSUI Public Officials Liability at a cost of (\$21,145.00) pending confirmation of the AM Best rating for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Calculation

Mr. Roethke presented the Arbitrage Rebate Calculation report to the Board and noted that there is no arbitrage liability at this time.

THIRTEENTH ORDER OF BUSINESS

Consideration of Developer License Agreement

Mr. Roethke presented a Developer License Agreement to the Board. Mr. Earlywine provided some additional details regarding this agreement, which covers signage and advertising space.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the Developer License Agreement with Pulte Homes for Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Follow up to Audience Comments

Mr. Roethke presented a list of follow-up items to the audience comments from the previous meeting. A discussion ensued regarding several items.

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.

SIXTEENTH ORDER OF BUSINESS

Presentation of 2014 Maintenance Items

Mr. Roethke presented the list of 2014 maintenance items to the Board. The additional Amenity Center pool has been added since the last meeting. Mr. Roethke also let the Board know that the proposals for the Fitness Center expansion will be ready for review at the next meeting.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Converse asked about a resolution to the pool party issue. Mr. Roethke is still waiting for a response from the individual responsible. He also asked a question about the fishing policies.

Mr. Moneyheffer asked about the 3 dead trees to be replaced on CDD property.

Mr. Gregory mentioned that Mr. Hirons will no longer serve on the Board at Harrison Ranch CDD.

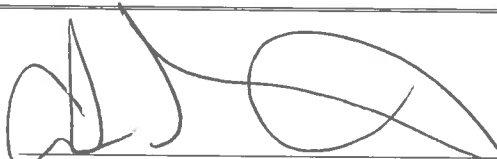
On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board accepted the resignations of Mr. Parker Hirons and Mr. Chris Fisher and appointed Mr. Fisher to Seat 4 for Harrison Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 4:01 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman