

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 public and regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, October 13, 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

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A.
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Jojo Styles	Lifestyle Director
Dave Walter	Access Res. Management
John Cornelius	ValleyCrest Landscape
Albert Armas	Valley Crest Landscape
Josh McGarry	Aquatic Systems
David Bishop	Ugarte & Associates
Charlie Ugarte	Ugarte & Associates

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:

- Remind everyone to vote.
- There is an issue in which Seat #2 is not appearing on some resident absentee ballots. The Supervisor of Elections has been made aware of this and they are working on a solution.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 8, 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' regular meeting held on September 8, 2014 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for Month of August 2014

A discussion ensued regarding several invoices.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the operation and maintenance expenditures for August 2014, totaling \$53,935.60 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
Mr. Moneyheffer noted that there is a T-intersection that is missing a stop sign. Mr. Mulock will work with the developer on installing a new stop sign in this location.
- C. Activities Director
Mr. Roethke distributed a proposal from Sign-A-Rama for some new signs at the pool, play ground, tennis court, and fitness center. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Sign-A-Rama for a cost of (\$905.00) for Harrison Ranch Community Development District.

Ms. Styles noted that the total price on the proposal should be reduced by \$35.00, because it only should have included four "In Case of Emergency" signs rather than five.

Ms. Styles mentioned that they are preparing for the Fall Festival at the end of this month.

- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, November 10, 2014 at 1:30 pm at the Harrison Ranch Clubhouse.

Mr. Roethke mentioned that the Assessment Refund checks have been mailed, and that any eligible resident should be receiving a refund check within the next week or two.

- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape inspection report with the Board. Palm tree pruning has been completed, and fertilizer, insecticide, and fungicide will be applied next week. Pond mowing has resumed and all pond banks that were skipped in the past few weeks due to water saturation issues have now been mowed.

- F. Pond Maintenance Update
Mr. McGarry reviewed the monthly pond inspection report with the Board. Water Lettuce has been observed in several ponds, perimeter applications have been applied and a boat will be sent out to complete these treatments this week. A discussion ensued regarding carp stocking. Mr. McGarry confirmed this should take place sometime in November.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Fitness
Center Expansion**

Mr. Roethke distributed proposals for the fitness center expansion to the Board. Mr. Bishop reviewed these proposals and the bid ranking sheet with the Board. A discussion ensued and Mr. Bishop entertained questions from the Board.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Holmes Construction Company at a cost of (\$68,677.00) for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of ValleyCrest Mulch
Proposal**

Mr. Roethke presented a proposal from ValleyCrest for the Fall mulch installation.

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved the mulch proposal from Valley Crest at a cost of (\$38,150.00) subject to review by District Counsel for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Proposal for Irrigation
Controller Replacement**

Mr. Roethke presented a proposal from ValleyCrest for an irrigation controller replacement. This has been previously executed and needs Board ratification. Mr. Roethke noted that this replacement has been covered by the District's insurance policy.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board ratified the proposal from Valley Crest for irrigation controller replacement at a cost of (\$9,875.89) for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Revised Proposal for
Ductless Cooling System**

Mr. Roethke presented a revised proposal for a ductless cooling system. Mr. Roethke has been working with the insurance company to get this replacement covered under the District's policy. A discussion ensued and the Board would not like to move forward with this proposal at this time.

TENTH ORDER OF BUSINESS

Consideration of Proposal for BBQ Grills

Mr. Roethke distributed a revised proposal for the replacement of the BBQ Grills around the clubhouse. A discussion ensued.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Miller Recreation for the installation of new BBQ grills at a cost of (\$1,705.00) for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-01,
Designating the Officers of the District**

Mr. Roethke presented Resolution 2015-01 to the Board, which will designate the Officers of the District. Parker Hirons was the Vice Chairman, and he resigned from the Board last month, so the Officers will need to be re-designated in his absence. The Board would like to keep Mr. Gregory as Board Chairman and appoint Mr. Converse as Vice Chairman.

On a Motion by Mr. Moneyheffer, seconded by Mr. Gregory, with all in favor, the Board adopted Resolution 2015-01, which re-designated the officers of the district for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02,
Accepting Phase 2B3 Re-plat**

Mr. Roethke distributed Resolution 2015-02 to the Board, which will accept the Phase 2B3 Replat. Ms. Mackie discussed the details of this Resolution with the Board.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board adopted Resolution 2015-02, which accepted Phase 2B3 Re-plat for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing on Amenity Rules and
Rates**

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board opened the public hearing for Harrison Ranch Community Development District.

Mr. Roethke presented the most recent copy of the Amenity Rules and Rates for the District. The Rules were discussed and updated two months ago, but a public hearing was needed to adopt the revised rates. Some very minor changes have been made to some of the clubhouse rental rates. There were no audience comments.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board closed the public hearing for Harrison Ranch Community Development District.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board adopted the revised Amenity Rules and Rates for Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Discussion Regarding Full-Time On-Site
HOA Manager**

Ms. Mackie noted that Mr. Earlywine will need to research the details of this request. Mr. Earlywine will have a discussion with Bond Counsel and will report back to the Board. The Board was in agreement that this is something that can be allowed in the clubhouse, pending review by District Counsel and approval by the Harrison Ranch HOA.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Recommendation of
Audit Review Committee**

Mr. Roethke noted that the Board will need to take a motion to accept the decision made by the Audit Review Committee.

On a Motion by Mr. Gregory, seconded by Mr. Moneyheffer, with all in favor, the Board accepted the recommendation made by the Audit Review Committee to award the Audit Proposal to McDirmit Davis for Harrison Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Security
Systems**

Mr. Roethke presented proposals for an updated clubhouse security system. A discussion ensued regarding the details of each proposal. The Board would like to look into options for using the current system as it is currently set up and possibly using a different vendor for maintenance.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Maintenance Calendar

Mr. Roethke presented the maintenance calendar to the Board for their review. A discussion ensued, but no formal Board action was taken.

EIGHTEENTH ORDER OF BUSINESS

Presentation of 2014 Maintenance Items

Mr. Roethke presented the 2014 Maintenance item list to the Board. A discussion ensued regarding some of the items on the list.

NINTEENTH ORDER OF BUSINESS

Follow up to Audience Comments

Mr. Roethke presented the Audience Comment Follow Up Sheet to the Board. A discussion ensued regarding several items. Mr. Mulock is working with the County to have plans approved for the addition of two handicap spaces to the clubhouse parking lot. Mr. Roethke will follow up on obtaining a proposal for an additional bike rack.

TWENTIETH ORDER OF BUSINESS

**Presentation of Monthly Unaudited
Financial Statement**

Mr. Roethke presented the monthly unaudited financial statement to the Board. Mr. Gregory requested a recap of the Assessment Refund costs at the next meeting.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

Mr. Gregory asked if Mr. Mulock can put together a large map to be used for CDD meetings.

Mr. Gregory asked if Aquatic Systems can do an erosion inspection on the ponds within the District.

Mr. Moneyheffer asked about the procedure for a new bond.

Mr. Moneyheffer asked if we could put the link to the HOA website onto the CDD website.

Mr. Moneyheffer asked if there could be tabs on the meeting agendas when in PDF form on the website.

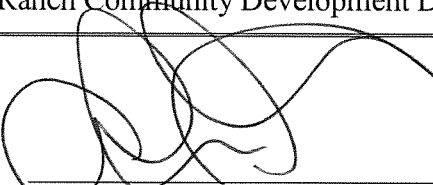
TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board adjourned the meeting at 3:20 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

