

## 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, November 10, 2014, at 1:35 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, Vice Chairman</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>
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>
Dave Walter	<b>Access Res. Management</b>
John Cornelius	<b>ValleyCrest Landscape</b>
Albert Armas	<b>Valley Crest Landscape</b>
Josh Kauffman	<b>Aquatic Systems</b>
Darrell Long	<b>Pool Doctor</b>
Mike Fischer	<b>Dynamark</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

Audience members made the following comments below:

- Question on how many additional homes are being built in the new phase near Erie Road.
- Question on the status of the pool resurfacing project.

- Several audience members asked questions regarding the status of the fitness center expansion.
- Question about excessive trash and speeding near active construction zones where new homes are being built. Mr. Fisher will follow up with Pulte's construction manager on these issues.
- An audience member thanked the residents for the great turnout at the election this year.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular and Audit Committee Meetings held on October 13, 2014**

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular and Audit Committee meetings held on October 13, 2014 for Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for the Month of September 2014**

On a Motion by Mr. Converse, seconded by Mr. Fisher, with all in favor, the Board approved the operation and maintenance expenditures for September 2014, totaling \$53,603.81 and \$43,145.29 for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
No report.

C. Activities Director

Ms. Moss reviewed the monthly activities report with the Board. The Fall Festival was very successful and they are now preparing for holiday festivities.

Ms. Moss distributed a proposal from Jan-Pro that will add additional services to their monthly contract, including cleaning all the windows and mirrors in the clubhouse and fitness center.

On a Motion by Mr. Moneyheffer, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from Jan Pro for additional services, increasing their monthly contract amount from \$613.00 per month to \$658.00 per month 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, December 8, 2014 at 1:30 pm at the Harrison Ranch Clubhouse.

E. Landscape Maintenance Update

Mr. Cornelius reviewed the landscape inspection report with the Board. He discussed the current fertilizer treatments and mulch application, as well as some hog damage seen along the main boulevard.

Mr. Roethke asked about the amount of irrigation repairs that are needed on a monthly basis and if there is anything that can be done to resolve these issues. A discussion ensued, but no formal Board action was taken.

F. Pond Maintenance Update

Mr. Kauffman reviewed the pond maintenance report with the Board. They are actively treating water lettuce in several ponds throughout the District, but overall the ponds are in good shape. A discussion ensued regarding carp stocking. Mr. Kauffman confirmed the carp stocking will take place before the end of the month.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Landscape Light Replacement**

Mr. Roethke presented a proposal from Goodson Electric for the replacement of eight (8) ground mounted fixtures at the Corriente entrance. Mr. Converse requested additional proposals to replace the landscape lights at all the subdivision entrances. Mr. Roethke will provide these at a future meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from Dynamark Systems**

Mr. Roethke presented a proposal from Dynamark Systems for an upgrade to the current security system. Mr. Fischer from Dynamark Systems reviewed the proposal with the Board. A discussion ensued regarding the details of the proposal and Mr. Fischer entertained questions from the Board. Mr. Gregory would like to see a revised proposal from Securiteam that matches the same scope of services/features with Dynamark System's proposal. Mr. Roethke will provide this at a future meeting. The Board also requested that Mr. Fischer update Dynamark System's proposal to include an option for a card access reader at the tennis courts.

**EIGHTH ORDER OF BUSINESS**

**Assessment Refund Follow-Up**

Mr. Roethke reviewed the details of the costs related to the Assessment Refund with the Board. A discussion ensued. A future update will be presented when any remaining issues have been resolved.

**NINTH ORDER OF BUSINESS**

**Presentation of Resolution 2015-03,  
Canvassing and Certifying the Results of  
the Landowner's Election**

Mr. Roethke presented Resolution 2015-03 to the Board, canvassing and certifying the results of the landowner's meeting.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board adopted Resolution 2015-03, Canvassing and Certifying the Results of the Landowner's Election for Harrison Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Administering Oath of Office to Newly  
Elected Supervisor**

Mr. Roethke administered the oath of office to Carlos Gregory. Mr. Roethke asked if Mr. Gregory would like to accept compensation of \$200.00 per meeting, up to \$4,800 annually. Mr. Gregory declined compensation.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Resolution 2015-04,  
Amending FY 2013-2014 Budget**

Mr. Roethke presented Resolution 2015-04 to the Board, amending the Budget for FY 2013-14. This needs to be completed for audit purposes.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2015-04, amending the budget for FY 2013/2014 of the district for Harrison Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Follow up to Audience Comments**

Mr. Roethke presented the follow-up sheet of audience comments to the Board. A discussion ensued regarding several of the items, but no formal Board action was taken at this time.

**THIRTEENTH 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.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of 2014 Maintenance Items**

Mr. Roethke presented the 2014 maintenance item list to the Board. Mr. Roethke discussed the status of the pool resurfacing project with the Board and requested that the Board select the pool surface color. Mr. Long with the Pool Doctor brought samples of the surface color for the Board to select. The Board allowed Ms. Moss to select the surface color. A discussion ensued regarding the filling of the pool, and it was noted that the pool will be filled using a fire hydrant at the clubhouse entrance.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Gregory requested that Holmes Construction begin the permitting process for the fitness center expansion and attend the next meeting with a schedule for construction.


Mr. Gregory requested a representative from Rizzetta's accounting department attend the next meeting to discuss the details of the District's Financial Statements.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board adjourned the meeting at 3:15 p.m. for Harrison Ranch Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman

