

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, January 12, 2015, 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	Board Supervisor, Chairman
Allen Converse	Board Supervisor, Vice Chairman
Judy Lammers	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

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

Administering Oath of Office to Newly Elected Supervisor

Mr. Roethke administered the oath of office to Ms. Lammers and Ms. Lammers replied in the affirmative. Mr. Roethke also informed Ms. Lammers that as a Board Supervisor she is eligible to receive compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00 per year. Ms. Lammers elected to receive compensation.

THIRD ORDER OF BUSINESS

Audience Comments

Audience members made the following questions and/or comments below:

- A suggestion was made to add pictures of Board Members to the website.
- Question on the status of the fitness center expansion and was told it is on the agenda. Also noted that pictures on website are outdated (pool photos)
- Commented about parking issues (this is an HOA matter)
- Was noted that there are ant hills on 98th Street & 50th Street. ValleyCrest will treat them.
- Question on whether there are plans to hire a full-time HOA staff member. That is for HOA to decide.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular and Landowner Meetings held on November 10, 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' Regular and Landowner meetings held on November 10, 2014 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for the Month of October and November 2014

On a Motion by Mr. Converse, seconded by Mr. Gregory, with all in favor, the Board approved the operation and maintenance expenditures for October 2014, totaling \$153,200.64 and November 2014, totaling \$76,057.75 for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Mulock updated the Board that construction is still in progress, and new phases will still be coming online in the coming months/years.

C. Activities Director

Ms. Moss discussed two residents of Harrison Ranch that are interested in using the CDD soccer field for youth soccer practices in the summer. They did not attend this meeting, so this will be discussed further at a future meeting.

A discussion took place regarding the holiday lights and Ms. Moss mentioned that she was very happy with Decorating Elves and would recommend using them again next year.

D. District Manager

Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, February 9, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.

E. Landscape Maintenance Update

Mr. Cornelius reviewed the landscape maintenance report with the Board. He updated the Board on upcoming treatments and mow schedules that will be taking place over the next few weeks.

A discussion ensued regarding some issues with damaged turf near the front entrance of the District.

F. Pond Maintenance Update

Mr. McGarry was not present, but Mr. Roethke updated the Board on the status of the carp stocking. There was an issue with the paperwork which was causing a hold up in the process, but this has been corrected and re-submitted. The migration barriers have been installed and there will be an inspection done by the FWC on Tuesday, January 13th. The carp will be stocked shortly after this inspection takes place and the FWC grants approval to move forward.

SEVENTH ORDER OF BUSINESS

**Presentation of Resolution 2015-05,
Re-designate Officers**

Mr. Roethke presented Resolution 2015-05 to the Board, re-designating the officers of the District. Mr. Gregory and Mr. Converse remain as Board Chair and Vice Chair, respectively, and the remaining Board members are designated as Assistant Secretaries.

On a Motion by Mr. Fisher, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2015-05, Re-designating officers for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal to Repair
Nature Trail Bridge**

Mr. Roethke presented a proposal from ValleyCrest to repair the nature trail bridge. A discussion ensued regarding the refurbishment of the entire trail. Mr. Fisher will follow up with the vendor on an amended proposal for this work.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest to repair the nature trail bridge at a cost of (\$660.00) for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Proposal for Annual
Installation**

Mr. Roethke presented proposals from ValleyCrest for the most recent Annual rotation. These proposals require Board ratification.

On a Motion by Mr. Gregory, seconded by Mr. Fisher, with all in favor, the Board ratified the proposals from ValleyCrest for Annual installation at a total cost of (\$8,652.90) for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of ValleyCrest's 3 Year plan
for Tree Maintenance**

Mr. Roethke presented a document that details a 3-year plan for ValleyCrest's tree care at Harrison Ranch. Mr. Cornelius discussed the details of this item with the Board. Mr. Gregory suggested reaching out for competitive bids when the time comes to begin the work.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Fitness Center
Expansion**

Mr. Roethke distributed a copy of the fully executed contract between the CDD and Holmes Construction for the fitness center expansion. Mr. Holmes could not attend the meeting, but Mr. Roethke gave an update of the current status. The permit should be ready on January 28th and the contractor is planning on starting the work within a week of receiving the permit. There will be a temporary wall placed right at the location of the exterior wall, which will remain there until the project is nearly complete. A discussion ensued regarding some items within the contract, including liquidated damages. Mr. Earlywine reviewed the terms of the contract for the Board.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board ratified the executed of the contract for fitness center expansion with Holmes Construction for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Security System

Mr. Roethke presented a proposal for an updated security system at the clubhouse. There is an updated proposal from Securiteam, but Dynamark has not yet updated their proposal as per the discussion from the last Board meeting. They should be able to review the site on Monday, January 19, and then update their proposal afterwards. According to the Reserve Study, there is an estimated cost of \$20,000 to update the Access and Security camera systems within the next 3 years.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Light Replacement

Mr. Roethke presented several proposals for landscape light replacement to the Board. A discussion ensued. The Board decided to not move forward with this proposal at this time, but they would like to look at fixing any lights that are currently in need of repair.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals for Handicap Parking Installation

Mr. Roethke presented proposals to install additional handicap parking spaces at the Clubhouse parking lot. Mr. Mulock added some more details regarding these proposals. Mr. Gregory suggested that Pulte cover the costs for this installation.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal for handicap parking installation from Superior Asphalt at a cost of (\$8,000.00) to be paid by Pulte for Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Discussion Regarding Assessment Refund

Mr. Roethke updated the Board on the status of the Assessment Refund. All checks have been mailed as of today, January 12th. The remaining issues with the title company have been resolved, with the exception of one error that resulted in a slight overpayment to Pulte. Once that money is returned, there are three final checks that will need to be cut and mailed.

SIXTEENTH ORDER OF BUSINESS

Follow up to Audience Comments

Mr. Roethke reviewed the previous audience comments with the Board. A discussion ensued regarding several of the items.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Roethke reviewed the monthly unaudited financial statement with the Board and added that a representative from Rizzetta & Company's accounting department will be present to review

the financial statement at the next meeting.

EIGHTEENTH ORDER OF BUSINESS

Presentation of 2015 Maintenance Items

Mr. Roethke presented the list of 2015 maintenance items to the Board.

NINETEENTH ORDER OF BUSINESS


Supervisor Requests

Mr. Gregory apologized for the installation of parking signs by Pulte on CDD property at the clubhouse. These signs have already been removed.

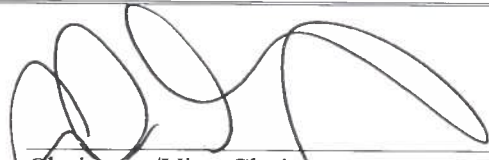
TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fisher seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 7:51 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman