

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, February 9, 2015, 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, Vice Chairman
John Moneyheffer	Board Supervisor, Assistant Secretary
Judy Lammers	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Joe Kennedy	CDD Accounting 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 Residential Management
John Cornelius	ValleyCrest Landscape
Albert Armas	Valley Crest Landscape
Josh McGarry	Aquatic Systems
Josh Kauffman	Aquatic Systems
Sabrina Kilgore	Aquatic Systems

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

THIRD ORDER OF BUSINESS

Audience Comments

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

- Asked if there is a full-time HOA manager.
- Asked if a CDD supervisor can sit on the HOA committee.
- Asked when the fitness center expansion will begin.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on January 12, 2015**

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular meeting held on January 12, 2015 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion by Ms. Lammers, seconded by Mr. Converse, with all in favor, the Board ratified the operation and maintenance expenditures for December 2014 totaling \$113,773.50 for Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Activities Director
Ms. Moss discussed purchasing some benches and garbage cans for the new playground. Pulte offered to cover the costs for these improvements. District Staff will work with the Developer on getting these benches and garbage cans installed. A discussion ensued regarding handling issues at the pool. Ms. Moss will bring some ideas to the next meeting.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, March 9, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.

Mr. Roethke informed the Board that the last three remaining checks for the assessment refund were mailed out last week. Mr. Roethke asked the Board to

consider a date and time for a CDD 101 presentation for the District. District Staff will work with clubhouse staff on determining a date for the CDD 101.

- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape report with the Board. No formal Board action was taken. A discussion ensued regarding several landscape maintenance items.

- F. Pond Maintenance Update
Mr. McGarry and Mr. Kauffman reviewed the pond inspection report with the Board. The report notes that there have been midge fly issues at several sites, and these can be addressed with an assessment of each site at a cost of \$500 per site.

Mr. Gregory asked about the carp barriers that have been installed, and Mr. McGarry confirmed that these will be inspected on each visit and replaced at no additional cost, if necessary.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for
Conservation Area Trimming**

Mr. Roethke presented a proposal from ValleyCrest for conservation area trimming.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal for conservation area trimming from ValleyCrest at a cost of (\$1,085.00) for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals for Fire Ant
Control**

Mr. Roethke presented a proposal for Top Choice fire ant treatment from ValleyCrest.

On a Motion by Ms. Lammers, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from ValleyCrest for Top Choice fire ant treatment at a cost of (\$4,395.00) for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Landscape
Enhancement Concepts from ValleyCrest**

Mr. Roethke presented several proposals from ValleyCrest for Landscape enhancements. Mr. Cornelius reviewed these proposals with the Board. At the next meeting, Mr. Cornelius will bring a flash drive with the full presentation for each Board member. This item will be tabled until the next meeting.

TENTH ORDER OF BUSINESS

**Presentation of Monthly Unaudited
Financial Statement**

Mr. Roethke presented the monthly financial statement to the Board. Mr. Kennedy reviewed some of the details of the financial statement with the Board as well and entertained various questions from the Board Supervisors.

ELEVENTH ORDER OF BUSINESS

**Presentation of Fitness Center Expansion
Plans**

Mr. Roethke presented several expansion plans for the fitness center, including several proposals.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board approved the proposal for the transfer and re-installation of fitness equipment from Commercial Fitness Products for Harrison Ranch Community Development District.

Mr. Roethke informed the Board that Holmes Construction is planning on starting the fitness center expansion project on Monday, February 16. The project will take no longer than 109 days to complete.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Bike Rack

Mr. Roethke presented a proposal from Sunbrite Furniture for a new bike rack.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Sunbrite Furniture for a bike rack at a cost of \$573.00 for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Security
System**

Mr. Roethke presented updated proposals for Security System upgrades. The Board took no action at this time and will review these proposals at a future meeting.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Website Services

Mr. Roethke presented a proposal from Rizzetta Technology Services for CDD Website Services. A discussion ensued regarding the details of the proposal.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Rizzetta Technology Services pending District Counsel approval of the contract for CDD website updates (\$750 one-time fee), content updating and hosting and backup (\$100.00 per month), e-mail hosting (\$500.00), and e-mail addresses for each Board member (\$75.00 per month) for Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Follow Up to Audience Comments

Mr. Roethke presented the Audience Comment Follow-up Sheet to the Board.

SIXTEENTH ORDER OF BUSINESS

Presentation of 2015 Maintenance Items

Mr. Roethke presented a list of the 2015 maintenance items with the Board.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Moneyheffer asked if he should resign from HOA committees if he is on the CDD Board, as well.

Mr. Gregory asked the Board to consider designating one parking space in the clubhouse parking lot for future Harrison Ranch owners. The Board suggested using the furthest spot on the opposite side of the playground.


On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved Pulte future homeowner parking space in the clubhouse parking lot, subject to review of any potential legal questions and subject to preparation of an appropriate form of agreement drafted by District Counsel for Harrison Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 4:05 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

