

## 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, March 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	<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>
Judy Lammers	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b> <i>(via phone)</i>
Jeb Mulock	<b>District Engineer, ZNS Engineering, L.C.</b>
Michelle Moss	<b>Lifestyle Director</b>
Jojo Styles	<b>Resident Services Assistant</b>
Dave Walter	<b>Access Residential Management</b>
John Cornelius	<b>ValleyCrest Landscape</b>
Albert Armas	<b>Valley Crest Landscape</b>
Josh McGarry	<b>Aquatic Systems</b>
Hugh Holmes	<b>Holmes Construction</b>
Gina Little	<b>Access Residential Management</b>
Audience	<b>Present</b>

#### 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 questions and/or comments below:

- Asked the status of a full-time HOA manager. Dave Walter said the HOA is in agreement with this idea and is working to move forward with it.

- Commented that ligustrum plants on corner of Harrison Ranch Blvd and 55<sup>th</sup> Ct. are blocking the view of traffic. ValleyCrest will take a look.
- Asked about artificial turf and cover at playground. Mr. Roethke will add this to the District's maintenance wish list.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on February 9, 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 February 9, 2015 for Harrison Ranch Community Development District.

*(Mr. Fisher and Mr. Mulock arrived while the meeting was in progress at 1:45 p.m.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for the Month of January 2015**

A discussion ensued regarding several invoices, and the Board requested that Cardno-Entrix attend a future meeting to discuss the wetland mitigation work that is being done at Harrison Ranch. District Staff will coordinate this request with Cardno-Entrix.

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board ratified the operation and maintenance expenditures for January 2015 totaling \$77,889.36 for Harrison Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.  
Mr. Moneyheffer asked about possible trespassing on a CDD area. Mr. Mulock will take a look at this area after the meeting and will provide an update.
- C. Activities Director  
Ms. Moss informed the Board that they are gearing up for a busy month with a lot of upcoming events. Ms. Moss also distributed a financial report detailing some of her events spending from the previous month.

D. District Manager

Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, April 13, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.

Mr. Roethke announced to the Board that the CDD 101 presentation for the District will be on Tuesday, March 31<sup>st</sup> at 6:30 p.m. at the Harrison Ranch Clubhouse.

Mr. Moneyheffer presented a photo of a pond that has a rope attached to a tree next to the pond. Mr. McGarry said this may be a gator trap. He will take a look and will advise District Staff of a solution.

E. Landscape Maintenance Update

Mr. Cornelius reviewed the landscape report with the Board. Mr. Gregory asked Mr. Cornelius to take a look at some dead plants near the entrance marquis and replace if necessary.

F. Pond Maintenance Update

Mr. McGarry reviewed the pond maintenance report with the Board. No formal Board action was taken.

Mr. Roethke presented a proposal from Aquatic Systems for a midge fly assessment to several ponds within the CDD. Mr. McGarry added some comments regarding the details of this proposal.

On a Motion by Ms. Lammers, seconded by Mr. Gregory, with all in favor, the Board approved the proposal for a midge fly assessment from Aquatic Systems at a cost of (\$3,300.00) for Harrison Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

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

Mr. Roethke presented a proposal containing landscape enhancement concepts from ValleyCrest. Mr. Cornelius distributed flash drives to the Board members containing all the information for this enhancement plan. The Board members will review this information and this topic will be revisited at the next meeting.

**SEVENTH ORDER OF BUSINESS**                      **Consideration of Proposals for Annual Color Rotation**

Mr. Roethke presented proposals from ValleyCrest for the annual color rotation for spring.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the proposal from ValleyCrest for spring annuals at a cost of (\$8,652.90) for Harrison Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**                      **Consideration of ValleyCrest Proposal to Remove Dead Oak Tree**

Mr. Roethke presented a proposal from ValleyCrest to remove a dead oak tree from a conservation area.

On a Motion by Mr. Gregory, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest to remove the oak tree at a cost of (\$620.00) for Harrison Ranch Community Development District.

**NINTH ORDER OF BUSINESS**                      **Presentation of Fitness Center Expansion Plans**

Mr. Roethke presented updated plans for the fitness center expansion, including some proposals for new exercise equipment. The Board tabled these proposals and will revisit them after the fitness center renovation is complete.

Mr. Holmes discussed the status of the renovation and entertained various questions from the Board. The Board asked Mr. Holmes to check with the architect on the placement of electrical outlets in the renovated fitness center.

**TENTH ORDER OF BUSINESS**                      **Discussion Regarding Pool Rules Enforcement**

Mr. Roethke presented some suggestions from Ms. Moss regarding issues related to pool rules enforcement. Mr. Gregory added some comments and suggested moving forward with a private security company for enforcing issues at the pool. The Board agreed and District Staff will bring proposals for security companies to the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Trail Refurbishment**

Mr. Roethke presented an updated proposal for trail refurbishment to the Board. The Board tabled these proposals for now and will review them during the next budget cycle.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-06, Regarding Property Transfer from the CDD**

Mr. Roethke presented Resolution 2015-06 to the Board regarding a property transfer from the CDD to the Developer. In particular, the Developer is requesting that the CDD transfer back to the Developer a 5 foot strip of property necessary to meet setback requirements for a particular lot owned by the Developer. The land was originally deeded by the Developer to the CDD at no cost and the District Engineer confirmed that the 5 foot strip is not necessary for the proper operation of the CDD's storm water system.

On a Motion by Mr. Moneyheffer, seconded by Mr. Fisher, with all in favor, the Board adopted Resolution 2015-06, Authorizing the Transfer of Certain Property for Setback Requirements for Harrison Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Quit Claim Deed for Lot 678 Setback Strip**

Mr. Roethke presented a Quit Claim Deed for a setback strip behind lot 678 to be deeded to the CDD. This is for the same piece of land as shown in Resolution 2015-06. No motion is necessary as this has been approved by virtue of Resolution 2015-06.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Lease Agreement for Office Space with HOA**

Mr. Roethke presented a lease agreement for office space use between the CDD and HOA. This agreement will allow the HOA to hire a full-time manager who can work on-site at the clubhouse. Mr. Earlywine added comments regarding the details of this agreement.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with four in favor and Mr. Gregory abstaining from the vote, the Board approved the lease agreement for office space use with the HOA, pending confirmation of the rental amount to be based on the square footage of the space, and subject to the agreement being for a limited month-to-month term, for Harrison Ranch Community Development District.

*(Mr. Gregory left while the meeting was in progress at 3:05 p.m.)*

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of First Amendment to Lease Agreement for Designated Parking Space**

Mr. Roethke presented an amendment to the lease agreement with Pulte Homes for a designated parking space. This was discussed and approved by the Board at the previous meeting, but the form of agreement will need to be approved by the Board.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the first amendment to the lease agreement with Pulte Homes for a designated parking space for Harrison Ranch Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Follow Up to Audience Comments**

Mr. Roethke presented the follow-up to Audience Comment Sheet to the Board. No formal Board action was taken.

**SEVENTEENTH ORDER OF BUSINESS**

**Presentation of Monthly Unaudited Financial Statement**

Mr. Roethke presented the monthly unaudited financial statement and informed the Board that next month's statement should be updated to reflect the budget item codes as per the request from the pervious meeting.

**EIGHTEENTH ORDER OF BUSINESS**

**Presentation of 2015 Maintenance Items**

Mr. Roethke presented a list of the 2015 maintenance items to the Board. A discussion ensued and several items were requested to be added, including additional parking, further clubhouse expansion, and a playground shade structure.

**NINETEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no requests.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 3:25 p.m. for Harrison Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman