
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, April 13, 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.
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
Sabrina Kilgore	Aquatic Systems
John Goolsby	Cardno
Courtney Lynch	Clubhouse Staff
Audience	Present

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 about status of full-time HOA manager. It is still being considered by the HOA.
- Asked about the Galloway sign. ValleyCrest will advise. Asked about the plantings and pond depth. Mr. Mulock discussed this.
- Asked about getting new chairs for clubhouse. Ms. Moss will look for options.

- Asked about possibility of a dog park. This can be added to wish list.

THIRD ORDER OF BUSINESS

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

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for the Month of February 2015

On a Motion by Ms. Lammers, seconded by Mr. Converse, with all in favor, the Board ratified the operation and maintenance expenditures for February 2015 totaling \$76,966.79 for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report. Mr. Converse asked Mr. Mulock for a status on a trespassing issue from last month. Mr. Mulock gave an update on this issue, but there is no Board action to be taken at this time. The Board can revisit this if it becomes an issue.
- C. Activities Director
Ms. Moss presented her activity report to the Board and discussed the Easter event with the Board. Ms. Moss introduced Courtney Lynch, the new clubhouse staff member, to the Board.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, May 11, 2015 at 6:30 pm at the Harrison Ranch Clubhouse.

Mr. Roethke also discussed the CDD 101 that was held on March 31, 2015.
- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape report with the Board and discussed upcoming scheduled landscape events.

F. Pond Maintenance Update

Ms. Kilgore reviewed the pond maintenance report with the Board and discussed ponds that are in need of extra treatments. Ms. Kilgore also discussed the status of the midge fly treatments. There will be a proposal submitted shortly to continue managing the midge fly population.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancement Concepts from ValleyCrest

Mr. Roethke presented proposals from ValleyCrest for a landscape enhancement plan for the District. A discussion ensued regarding the details of the enhancement plan.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from ValleyCrest for enhancements to the clubhouse entrance, parking lot islands, and Galloway entrance at a cost of (\$12,410.00) for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Wetland Mitigation Maintenance with Cardno-Entrix

Mr. Goolsby from Cardno-Entrix introduced himself to the Board and discussed some details of the wetland mitigation maintenance that is currently being performed at Harrison Ranch CDD. Mr. Goolsby entertained various questions from the Board. Mr. Mulock discussed some phases that will be coming on line and will require CDD maintenance. Mr. Goolsby will present those proposals to the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Security Services

Mr. Roethke presented several proposals for Security Services to the Board. Ms. Moss discussed her experience with each vendor and detailed different options with the Board. A discussion ensued.

On a Motion by Mr. Moneyheffer, seconded by Mr. Converse, with all in favor, the Board approved the proposal from Bales Security for security services at 7 days per week at a cost not-to-exceed (\$13,000.00) for the months of May through September for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Garbage Cans

Mr. Roethke presented several proposals from Sunbrite for garbage cans at the playground. Ms. Moss discussed the details of these proposals with the Board.

On a Motion by Ms. Lammers, seconded by Mr. Gregory, with all in favor, the Board approved the proposal from Sunbrite for four garbage cans at a cost not-to-exceed (\$2,400.00) for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Follow Up to Audience Comments

Mr. Roethke presented the audience comment follow-up sheet to the Board.

ELEVENTEENTH ORDER OF BUSINESS

Presentation of Monthly Unaudited Financial Statement

Mr. Roethke presented the monthly unaudited financial statement to the Board and noted that the format has been changed to include the account codes as per the Board's request.

TWELFTH ORDER OF BUSINESS

Presentation of 2015 Maintenance Items

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

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Gregory asked to discuss the scope of Ms. Moss' role in the community further.

Mr. Gregory noted that Chris Fisher is no longer with Pulte. Mr. Fisher's resignation letter is needed and a new appointment will take place at the next meeting.

Property transfer deed from last meeting was handled by the County, so the approvals from the CDD were not necessary.

On a Motion by Mr. Gregory, seconded by Mr. Converse, with all in favor, the Board nullified the property transfer in Resolution 2015-06 from the last meeting for Harrison Ranch Community Development District.

Mr. Converse commented that the walls in the clubhouse are bland-looking.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lammers, seconded by Mr. Converse, 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