

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, May 11 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 (<i>via phone</i>)
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
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:

- A lot of people commented on pool rule enforcement.
- Asked about mailboxes. It is resident's responsibility.
- Pond behind 5811 112th Ave. E (SWF 39) needs attention.
- Asked if we could add dog park to wish list.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on April 13, 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 April 13, 2015 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Lammers, seconded by Mr. Converse, with all in favor, the Board ratified the operation and maintenance expenditures for March 2015 totaling \$47,310.48 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 presented her management report to the Board and discussed several items, including the re-opening of the fitness center.
- D. District Manager
Mr. Roethke announced the next regular meeting of the Board of Supervisors is scheduled for Monday, June 8, 2015 at 1:30 pm at the Harrison Ranch Clubhouse.

Mr. Roethke also presented that the voter count for Harrison Ranch Community Development District as of April 15, 2015 is 1,345.
- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape maintenance report with the Board and discussed several maintenance items. Mr. Moneyheffer asked several questions regarding parking of landscape vehicles and other landscape issues.
- F. Pond Maintenance Update
Mr. Roethke reviewed the pond maintenance report with the Board. A discussion ensued regarding several items within the report.

SIXTH ORDER OF BUSINESS

**Presentation of Resignation Letter from
Chris Fisher**

Mr. Roethke presented a resignation letter from Chris Fisher to the Board.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board accepted the resignation from Chris Fisher for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Appointment to Vacant
Board Supervisor Seat**

Mr. Roethke informed the Board that they can appoint a new Board Supervisor to this vacant seat. Mr. Gregory asked the Board to consider appointing Rob Barber from Pulte Homes to the vacant seat.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board appointed Rob Barber to the vacant seat on the Harrison Ranch Board of Supervisors for Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Officers**

This item has been tabled until the next meeting.

NINTH ORDER OF BUSINESS

**Presentation of Resolution 2015-07, Re-
designating Officers**

Mr. Roethke presented Resolution 2015-07 to the Board, which will re-designate the officers of the District.

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adopted resolution 2015-07 for Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Midge Fly Treatment Proposal

Mr. Roethke presented proposals from Aquatic Systems for midge fly treatments, including chemical treatments and fish stocking in ponds 30, 34, and 38.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved proposals from Aquatic Systems for midge fly treatments at a total cost of (\$1,650) for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Wetland Buffer Maintenance

Mr. Roethke presented proposals from Cardno for Wetland Buffer Maintenance in Phases 2A3, 2B3, and 2B5. The Board will not approve these proposals until these phases are turned over to the CDD. This item has been tabled until the next meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Pool Security Protocols

Mr. Roethke presented the pool security protocols that are being used by the pool security vendor. Mr. Earlywine added comments to the details of this document. Mr. Gregory asked several questions regarding some of the details within the document.

On a Motion by Mr. Converse, seconded by Mr. Moneyheffer, with all in favor, the Board approved the pool security protocols for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2015/2016

Mr. Roethke presented the proposed budget for Fiscal Year 2015/2016 to the Board. A discussion ensued regarding the details of the line items within the budget. Several changes were made some of the line items.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2015-08, Approving Proposed Budget and Setting Public Hearing

Mr. Roethke presented Resolution 2015-08 to the Board, which will approve the proposed budget and set the public hearing for the final budget.

On a Motion by Ms. Lammers, seconded by Mr. Moneyheffer, with all in favor, the Board adopted Resolution 2015-08, approving the proposed budget for Fiscal Year 2015/2016 and setting the public hearing for the final budget on August 10, 2015 at 6:30 pm at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 for Harrison Ranch Community Development District.

FIFTHTEENTH ORDER OF BUSINESS Discussion Regarding Potential Boundary Amendment

Mr. Roethke presented a Boundary Amendment Funding Agreement to the Board. Mr. Earlywine added some comments regarding the details of this agreement at the potential boundary amendment in general. Mr. Earlywine and Mr. Mulock entertained various questions regarding the details of the Boundary Amendment.

SIXTEENTH ORDER OF BUSINESS Presentation of Resolution 2015-09, Approving Boundary Amendment

Mr. Roethke presented Resolution 2015-09 to the Board, approving the commencement of the Boundary amendment process. Mr. Earlywine discussed the details of this Resolution with the Board.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2015-09 for Harrison Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS Follow Up to Audience Comments

Mr. Roethke presented the list of audience comments to the Board.

EIGHTEENTH 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.

NINTEENTH ORDER OF BUSINESS Presentation of 2015 Maintenance Items

Mr. Roethke presented a list of the 2015 maintenance items to the Board. Mr. Moneyheffer asked several questions regarding the potential security system upgrades.

TWENTIETH ORDER OF BUSINESS Supervisor Requests

Mr. Moneyheffer commented that the sidewalk at 55th street Circle E needs repair. This is a County issue.

Mr. Moneyheffer commented that the CDD should add shrubs to block view of back of homes on Harrison Ranch Boulevard. ValleyCrest will look at this.

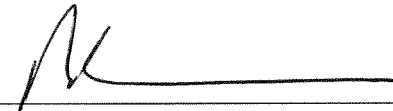
TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Converse, seconded by Ms. Lammers, with all in favor, the Board adjourned the meeting at 9:11 p.m. for Harrison Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman