



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting June 10, 2019

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813-533-2950**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219

Board of Supervisors	Richard Green	Chair
	Charles Parker	Vice Chair
	Julianne Giella	Assistant Secretary
	Jay Morrison	Assistant Secretary
	Susan Walterick	Assistant Secretary
District Manager	Grant Phillips	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Hopping Green & Sams, P.A.
Interim Engineer	Jeb Mulock	ZNS Engineering, LC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PKWY • RIVERVIEW, FLORIDA 33578
www.HarrisonRanchCDD.org

June 7, 2019

Board of Supervisors
Harrison Ranch Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, June 10, 2019 at 1:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the revised agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Maintenance Updates..... Tab 1**
 - i. Consideration of Landscape Proposals Tab 2
 - B. Pond & Mitigation Maintenance Update Tab 3**
 - i. Consideration of Aquatics Proposal..... Tab 4
 - C. District Counsel**
 - D. District Engineer**
 - i. Update Regarding Swale Repairs
 - ii. Discussion of District Signage
 - E. Clubhouse Staff..... Tab 5**
 - i. Update on Pool Repairs Proposals
 - ii. Discussion of ADA Compliance
 - iii. Consideration of Equipment Maintenance Proposal Tab 6
 - iv. Consideration of Proposal for Various Repairs Tab 7**
 - F. District Manager**
 - i. Presentation of District Counsel Fees Letter..... Tab 8
- 4. BUSINESS ITEMS**
 - A. Ratification of Tennis Court Lock Repairs Proposal Tab 9**
 - B. Consideration of Pump Repairs Proposal Tab 10**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 13, 2019 Tab 11**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813)533-2950.

Sincerely,
Grant Phillips
Grant Phillips, District Manager

Tab 1

1. The maintenance crew will be working on removing dead fronds only.
2. The maintenance crew have started on the hand pruning.
3. The maintenance crew will keep these items clean around the pool.
4. This will be removed by cutting out of the hedge.
5. The crew will keep cut out the palms.
6. The crew will keep this area edged and will need to remove runners out the surrounding shrubs.
7. The heads need to be lowered. Vehicles are running into the heads when parking.
8. Have not seen anything broke to cause sidewalk to become overly wet. This area is low and holding water.
9. The 30 day assessment has been sent in and all has been repaired. New items are risen to the surface. Wire issues and new valve issues. The system is old and things are breaking.
10. The Awabuki is being treated for fungus and other insect.
11. Most of the Allamanda was dead, what is still thriving is being cut back to help with flush.
12. Pittosporium is being treated for fungus.
13. The peeper will be cut from hedge.
14. Most of the dead has been removed and schillings are being treated.
15. The crew is working on moving jasmine runners. This area was neglected by previous company it is taking time to get removed.
16. The crew has been working on this cut back.
17. The majority of Hollies have Witches Broom and the crew is working on removing the moss.
18. The crew is removing the moss from the plants.
19. The pitts are being treated as label allows and the tree will be limbed up.
20. The Hollies have witches broom and crew will work on removing the tops. This will not cure the disease.
21. The turf has been treated for fungus, most fungus is soil born.
22. The crew working on removal daily and weekly.
23. Crew is working on the reduction.
24. Turf has been treated.
25. This was noticed about 3 months ago, it seems to be losing more foliage. The tree appears to be hit by lightning
26. The turf has been treated.
27. The crew will remove.
28. The crew will remove.
29. The crew will remove need to reduce water run times
30. This will be sprayed as needed.
31. The palm food has been applied, it may take 4 applications the palms are very hungry.
32. Crew will be lifting and removing moss
33. The crew will work on these areas
34. The crew has been shown the area.
35. The crew have shown the area.
36. The crew keeps the area at correct level of cut and line trim it is always to have a little lift by ponds to filter before running off into pond.
37. Crew will do better not missing area.

38. The crew will lift trees the turf will be cut . the issue is the turf is gone and weeds have taken over.
39. Have crew pull weeds and keep area clean.
40. Will fertilize and remove jasmine runners. This area was neglected by previous contractor.
41. Have crew burn turf back.
42. Have crew push back. Is this considered areas that were not maintained by previous contractor? that was said not to touch.
43. Will have crew keep this area maintained
44. Have crew lift only foot at a time. These trees have not been lifted in the past.
45. The crew has been instructed to make sure it is blown clean.
46. Crew will be removing moss and lifting and remove suckers
47. This is another area stated not to touch.
48. Start cutting back
49. Crew works on monthly schedule
50. Will need to cut jasmine back to a foot.
51. This is ongoing and has been instructed to keep clean.
52. Have not changed fertilizer, but have been giving constant feeding
53. Irrigation techs have made repairs, waiting for any other issues arise
54. Will fertilize as required
55. Crew has been shown this area
56. Irrigation techs have been notified.

Harrison Ranch

FIELD INSPECTION REPORT



May 16, 2019

Rizzetta & Company

John R. Toborg – Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

Clubhouse, The Brahman

General Updates, Community-Wide Issues, Recent & Upcoming Maintenance Events

- During the month of June, all Bahia turf shall receive an application of 20-0-0 SRN fertilizer. Also during the month of June all Bermuda turf shall receive an application of 22-0-11 SRN fertilizer and all ornamentals shall receive an application of 10-0-10 fertilizer & all Palms shall receive an application of 8-2-12+4Mg fertilizer. Please notify management at least five days before any applications are made.
- D2E to continue to delineate all Dwarf Asian Jasmine beds from surrounding beds throughout the property. Currently the DAJ is encroaching into surrounding plantings as well as climbing up into the plants. This is a holdover from the previous vendor and will take time as this plant adheres to what it climbs.
- Remove dead material from all Crinum Lilies property-wide.

The following are action items for Down To Earth complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. **Drip tubing must be re-staked and kept below the lava rock on the pool deck planters. (Pic 1)**



2. Arboricola all needs to be maintained at a uniform height on the pool deck as well.
3. Trim and shape Japanese Blueberry around the pool perimeter.
4. Remove all Palm saplings from pool deck perimeter beds.

5. **There is still a volunteer Brazilian Pepper in the Sandankwa hedge on the back side of the pool deck.**

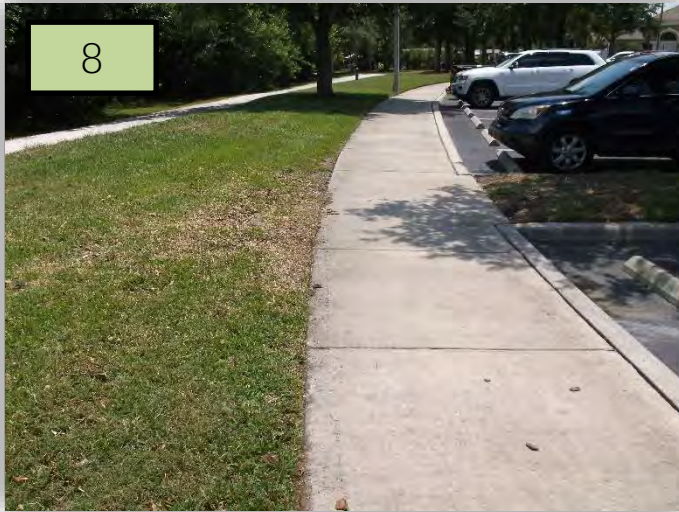
6. Inspect the Schillings on the back side of the clubhouse outside the NW pool gate. If fungus is present, treat accordingly, but also hand remove dead growth to allow new growth to emerge from inside the plant.

7. **There is a broken irrigation shrub riser on the parking lot median to the right as you are leaving. (Pic 7)**



The Brahman, HRBlvd. Northbound From Club, 60th Lane E.

8. Inspect some turf on the east side of the parking lot. Damage resembles chinch bug. If so, treat accordingly. (Pic 8)



9. Inspect the Dwarf India Hawthorn behind the 3-rail on the outbound lanes of the Brahman for Chili Thrip or Entomosporium. Treat accordingly.
10. It is being reported back from D2E that both the Awabuki Viburnum and Variegated Pittosporum are being treated for fungus and other insects. We will continue to monitor and treat accordingly.
11. Just past where the shell trail comes out to HRBlvd. NW of the club, flush cut three failing East Palatka Hollies and dispose of. (Pic 11)



12. Dead growth in the Schillings has still not been removed to allow new growth to emerge. This is at the south intersection of 58th Street East & HRBlvd.
13. Allamanda in the same area as above need to be topped off to promote new, fuller growth.
14. Dwarf Firebush need to be reduced by at least half to allow them to develop full, compact growth habits.
15. North of 58th St. East, more Awabuki Viburnum continue to thin and drop leaves. Continue to treat and rake out and dispose of leaves. Do not blow out leaves.
16. The Petite Salmon Oleander can be taken to the ground in a rejuve cut and be allowed to generate completely new growth.
17. There are still Powderpuff trees that need to be lifted above sidewalks. This may result in significant branches being cut at the trunk.
18. There are old, thin Hibiscus at 60th Lane East that also can be cut to the ground in a rejuve cut to allow new growth.
19. North of 60th Lane E., eradicate Torpedograss from Schillings Holly, Hawthorn and Juniper.
20. A request for a proposal was made for D2E to apply a root drench to all struggling Magnolias on the property. Many are extremely thin exhibiting a lot of dieback. Over time, quarterly drenches will assist the tree in fighting off fungus, insects as well as to establish a solid root system. This proposal has not been received.
21. Continuing toward Erie up the west side of HRBlvd., Brazilian Peppers still need to be removed.



HRBlvd. North of 58th St. E (north) To Erie & Southbound

22. Continuing toward Erie on the west side of HRBlvd. before getting to 58th Street East (north end), eradicate a weed proliferating in a large area. Also provide an update on Awabuki treatment (in background). (Pic 22)



23. Almost all Ornamental Grasses are loaded with Torpedograss. Try to find the ground source and eradicate from that point. There also needs to be a defined edge along these bed lines up the west side of HRBlvd.

24. In addition to being extremely thin, the Awabuki Viburnum on top of the west HRBlvd. berm also needs to be maintained at an even height.

25. **There is little, if any progress on the Spanish Moss removal from all trees up to a height of 15'. Trees north of 58th St. East also need to be lifted.**

26. Inspect spotty turf and yellowing of turf at the north end of 58th Street East and HRBlvd. treat accordingly.

27. Eradicate sidewalk expansion joint weeds along HRBlvd.

28. App. half way between 58th St. East & Erie, inspect spots of what appears to be chinch bug infested turf on the west side. Treat accordingly.

29. **Inspect the northern tip of the HRBlvd. Median at Erie for an irrigation break. Water is standing along the west side. (Pic 29)**



30. Eradicate Torpedograss in the Flax Lily on the median at north end and administer a haircut to the Tree Ligustrum.

31. Tree rings along HRBlvd. need to be detailed. Turf is encroaching. These are required to be soft-edged and cut material removed every other week.

32. Inspect stressed turf directly across from the 60th Lane E. intersection on HRBlvd.

33. **The same amount of "new growth" exists on the tree struck by lightning north of the trail north of 58th St. E. We will make the call in June to replace or not. (Pic 33)**



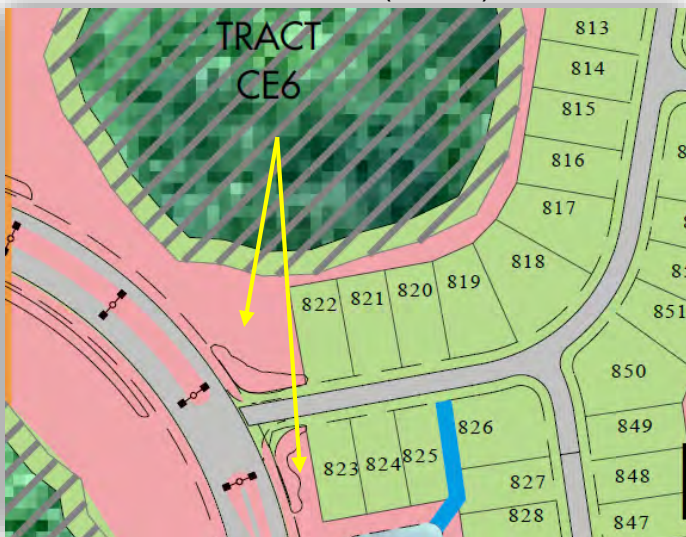
Pembroke, Galloway

34. Inspect the Fakahatchee Grasses behind the entrance features at 57th Ct. East (Pembroke). Many are browning and may be infested with Spider Mite. If so, thoroughly drench and cut to a low mound.

35. Inspect slight yellowing of turf directly in the middle of the power lines on the north side of HRBlvd. Treat accordingly before condition worsens. (Pic 35)



36. Make sure crews are aware they are required to mow the entire side yard lots on the west sides of the first two homes on 55th Lane E. They both appear to have been missed at least once. (Pic 36)



37. In the same entrance as noted above, Galloway, remove large weeds from the planted beds & trim Allamanda so the sign can be read. (Pic 37>)

38. The entrance bed at Galloway is nearly completely overrun with weeds and volunteer plants. **Remove dead Ixora from the inbound side of Galloway. (Pic 38a & b)**



39. Along the side of the house on the inbound side of Galloway, top the Sandankwa Viburnum to encourage a full, taller hedge.



HRBlvd. Southbound To Galloway, Normande East & Us 301

40. Remove some of the lower arching branches of the Tree Ligustrum at Galloway entrance.

41. On the HRBlvd. medians, the Confederate Jasmine beds are getting to be too tall. These need to be kept lower than the Arboricola and the Arboricola should be no higher than 24".

42. Inspect the Sand Cordgrass on the east side of HRBlvd., north of Normande East. Many are turning brown and may need to be thoroughly drenched and then cut to a low mound.

43. There are also several patches of stressed turf between Corriente and the Normande's. Inspect and treat accordingly.

44. Apply extra fertilizer to the beds of Dwarf Asian Jasmine at the Normande east entrance and remove dead plants.

45. Can D2E assure all irrigation repairs in the Normande east (NE) medians have been repaired. I was informed that during plant installation, many cuts were made to the drip irrigation. Are these repaired and are we at 100% here?

46. There is a damaged large stub-up on the 3rd NE median that needs to be cut flat and capped.

47. The NE curb and gutters all need to be cleaned up and kept clear of all debris and expansion joint weeds.

48. Top Podocarpus around the junction boxes at NE and clean up all dead material from Tree Ligustrum, Crinum Lilies and Flax Lilies.

49. Between NE entrance and US 301, there are 5-7 locations where water is actively

running over the sidewalk. This needs to be checked for valves not closing all the way or cracked line. (Pic 49)



50. There is more hog damage along the inbound lanes of HRBlvd. between US 301 & NE entrance. I will request a proposal for its repair and replacement in the proposal section. Treat for grubs. (Pic 50)



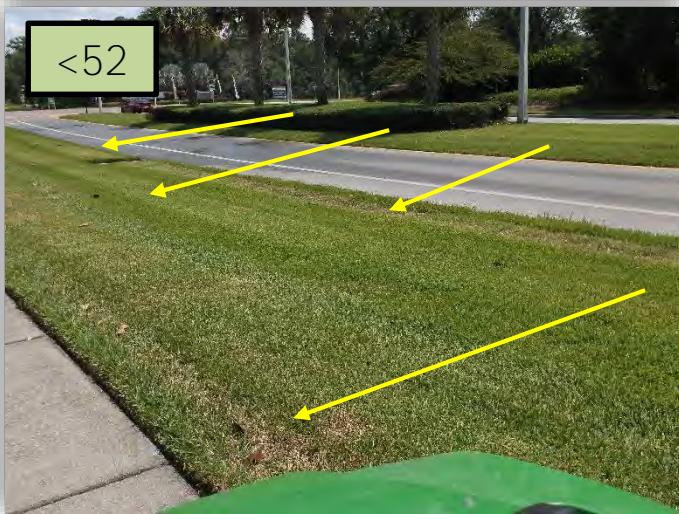
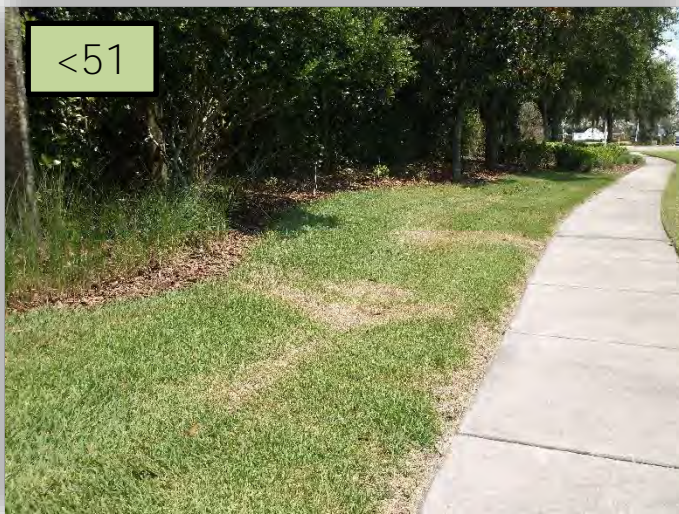
51. Crews need to be very cautious when applying herbicides. It is clear there has been spills occur behind the sidewalk turf between US 301 & NE entrance. (Pic 51>)

52. I have cautioned D2E to be wary of the same mowers mowing in the same pattern particularly in narrow ROW's where a hill-valley-hill pattern forms. The hill portion eventually becomes scalped leading to weed intrusion. (Pic 52>)



US 301 Entrance, HRBlvd. Northward From US 301, Normande West

- 53. There are still a lot of weeds in the raised planters at US 301.
- 54. Remove dog fennel from the beds along US 301 to the east.
- 55. If it is determined the land behind the sidewalk along US 301 is the CDD's responsibility to maintain, including the sidewalk expansion joints, these areas are in need of immediate maintenance. (See >)
- 56. D2E to cut the Loropetalum on the outbound monument and apply a good foliage or root drenching including a good minors package.
- 57. What is the watering duration and frequency of water for the newly planted Palm?



- 58. The first Powder Puff tree northward on the outbound lanes of HRBlvd. needs to be lifted. An entire limb needs removed.



- 59. Continuing northward on the west side of HRBlvd. from US 301, we were fortunate to have irrigation running in many areas and it became quite clear that in many areas along the turf, spray heads were not popping up through the turf thus not spraying out water where it needed to be. These should have been discovered and corrected after the initial 30-day audit was completed. In my opinion, this can explain a lot of the severely stressed turf.
- 60. Expose all landscape lights that are currently nearly covered by the Dwarf Asian Jasmine at the Normande West (NW) entrance.
- 61. Remove a broken branch from an Oak near the eastern corner of Pond SWF-22 SW of NW. Also there are a couple Oaks side by side that are not filling out as much as all others. Perhaps a periodic root drenching will assist these in overcoming whatever stress they are under. D2E to diagnose and prescribe treatment. Remove Spanish Moss from all these Oaks up to 15'. (Pic 61>)
- 62. Jatropha can still be pinched back by half or more. Prescribe a treatment to help remove the lichen growth from these plants to encourage a full leaf growth.



Normande West, 58th St. E. & 107th Terrace E., 58th St. E.

- 63. Remove volunteer plants encroaching into the Dwarf Firebush on the inbound side of NW. Keep Dwarf Asian Jasmine off the electrical meters on the inbound side of the NW entrance.
- 64. Tip all Jack Frost Ligustrum at the Corriente entrance.
- 65. D2E to update staff as to the condition of the turf on the west side of HR Blvd. Across from Chillingham entrance. What is the cause of its demise and is there a treatment plan in place?
- 66. Inspect nearly defoliated Variegated Pittosporum app. 80'-100' east of the Brahman Park entrance behind the 3-rail. Identify cause and initiate a treatment program.
- 67. Near the intersection of 58th Street E & 107th Terrace E. where new Viburnum have been installed around the Lift Station, these beds need to be weeded & defined **but the irrigation also needs to be increased as several plants are in moderate wilt and have already dropped leaves.** (Pic 67>)
- 68. Due east of the Lift Station, there is a CDD tree that needs to be lifted.

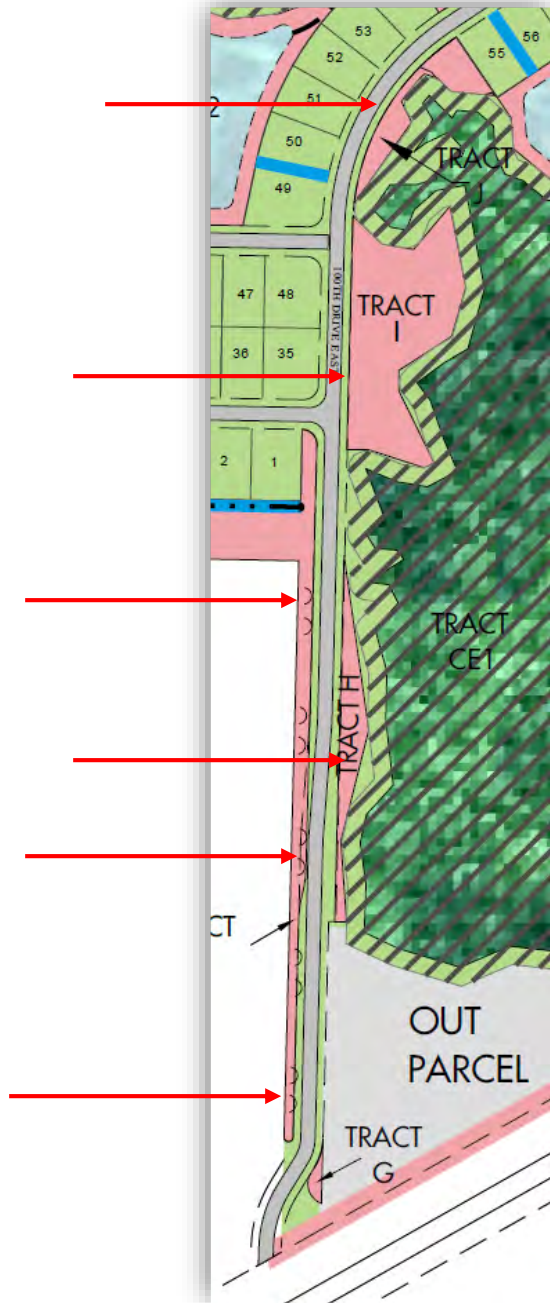
- 69. All trees along 58th Street E. and open lawn leading up to the playground need to be lifted and have Spanish Moss removed. Turf here is also indicative of not being mowed for more than one week.
- 70. At 105th Terrace E. cul-de-sac, nothing has changed since last month's inspection. Trees still need detailed, lifted and perimeter turf is not being mowed and sidewalk is not being hard-edged. (see below)



- 71. Mowing has also not occurred behind the homes on the north side of 54th Ct. E. It appears the eastern-most resident may have fenced off the access point, in which case they need to be notified they are blocking access.

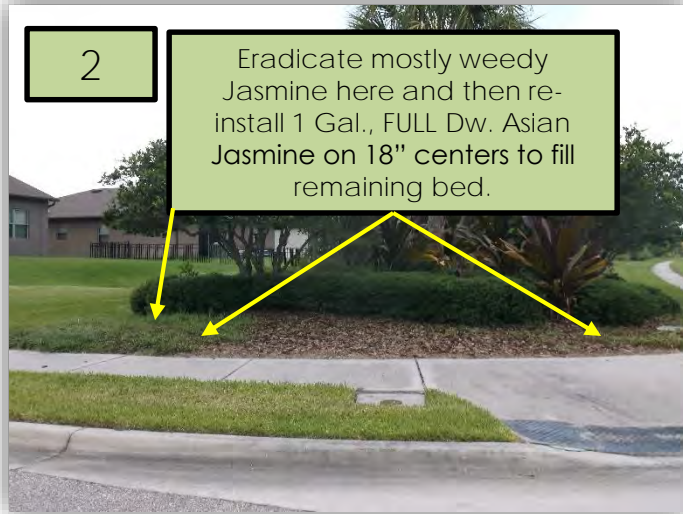


72. It appears much of the east and west ROW of 100th Dr. East is still not getting mowed. The CDD has a responsibility to mow both sides of this roadway. On the west side nearly all the way to US 301 and on the east side more than half way down ... approximately to the northern property line of the Out Parcel. This is not occurring. (see pink areas below & >)

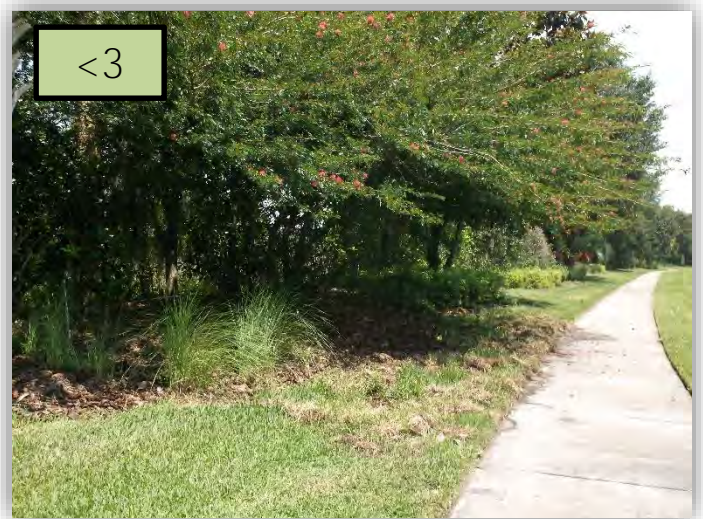


Proposals

1. D2E to provide a proposal to install app. nine (9) 3-Gal., FULL Mammy Crotons to fill in bare areas in the bed directly behind the main activity room in the clubhouse. Also to the right of the front entrance to the clubhouse, remove a lone Agapanthus and fill out this bed with app. five (5) 3-Gal., FULL Mammy Crotons. Install five (5) 3-Gal., FULL Mammy Croton in the empty bed of Mammy's on the left side of the front entrance to the club.
2. D2E to provide a proposal to eradicate a very weedy, failing portion of a Dwarf Asian Jasmine bed to the left and then re-install new, 1 Gal., FULL Dwarf Asian Jasmine to fill in the remainder of the bed. (Pic 2)



3. D2E to provide a proposal to remove, repair and replace hog damaged turf between NE entrance and US 301. (Pic 3>)



Tab 2

UOM	Description	QTY	Rate	Total
FEE	Labor and debris	1	\$ 2,950.00	\$ 2,950.00
				\$ -
				\$ -
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		Total	\$	2,950.00

UOM	Description	QTY	Rate	Total
FEE	Labor and debris	1	\$ 4,500.00	\$ 4,500.00
				\$ -
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		Total	\$	4,500.00

Tab 3



Harrison Ranch CDD -MT Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 4/30/2019

Prepared for:

Mr. Grant Phillips, District Manager
Rizzetta and Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:

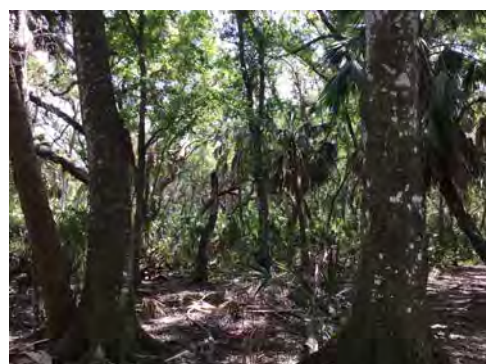
Logan Bell, Account Representative/Biologist
Aquatic Systems, Inc. - Sun City Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 13

**Comments:** Normal growth observed

Site #13 appeared to be in good condition during inspection. Canopy was full and emerging Elm trees were identified making their way towards the canopy. Minimal development of Caesar Weed along the trail buffers, which will be treated during our upcoming maintenance visits.

Site: 14

**Comments:** Site looks good

Caesar weed was identified to be treated following our routine visits within site #14. Many native trees were identified including several species of Oaks, Elm, Orange, and Pine tree.

Site: 15

**Comments:** Normal growth observed

Minimal new development of perimeter Primrose Willows were identified along the buffer, which will be treated during our upcoming maintenance visits.

Site: 16

**Comments:** Normal growth observed

Site #16 was identified with new growth of Caesar weed along the buffer, which will be treated during our upcoming maintenance visits. Many Cabbage palms and Oak trees were thriving within site #16.

Harrison Ranch CDD -MT Waterway Inspection Report 4/30/2019

Site: 18



Comments: Normal growth observed

Primrose Willows were identified within the large round section of site #18 visible in the picture provided (bottom right), which will be treated during our upcoming visit. Storm Drain was cleared. Native Elm trees were identified.

Site: 19



Comments: Normal growth observed

A Brazilian Pepper tree was identified developing to the right of the storm drain for Site #19. Overall, the wetland #19 looked good during inspection.

Harrison Ranch CDD -MT Waterway Inspection Report 4/30/2019

Site: 20



Comments: Normal growth observed

Development of Primrose Willows were identified along the buffer of Pond #20, which will require treatment to be performed during our upcoming visit. Native Wax Myrtles and Pine trees were in good condition.

Site: 21



Comments: Normal growth observed

The main issue within the Site #21 wetland is the emerging Primrose Willows identified. Treatment will be performed during our upcoming maintenance visits.

Harrison Ranch CDD -MT Waterway Inspection Report 4/30/2019

Site: 22



Comments: Normal growth observed

Several Brazilian Pepper trees were observed along the buffer of Site #22. Pepper trees can be dealt with by treatment or removal and should be considered. There are pro's and con's to performing each.

Management Summary

Overall, the wetlands and buffer sites within the Harrison Ranch CDD were displaying positive results following routine maintenance visits targeting invasive weeds, vines, and invasive trees. During inspection it was noted that along the buffers of the wetlands were minimal development of Caesar weed, Primrose Willows, and other terrestrial weeds. Treatments will be performed during our upcoming maintenance visits. Brazilian Peppers were identified along the buffers of Sites #19 and #22.

Brazilian Pepper's are one of the most invasive brushes in Florida expanding over the state primarily in the southern half and has taken over some 700,000 acres of Florida's landscape. These trees spread readily with seed distribution by birds and other animals and can spread through a small wetland within a year. Treatments can be performed on these trees to kill them in place, which may become an eye sore for the community. Another option is a removal, which would cut them at the base and remove them from the site. A removal would be the most beneficial to the community as a whole. Treating them in place is the most cost effective as ASI is currently contracted to do so. ASI wants to make sure that the community would like to have these Brazilian Pepper trees treated in place as the remaining base and stems will be erect for a considerable time.

Recommendations/Action Items

- Routine quarterly Maintenance.
- Continue to target invasive vegetation throughout the buffer zones and upland sites.
- Target the new growth of invasive weeds within Wetland #13, #15, #16, #18, #19, #20, and #21 during our scheduled maintenance visit.
- Continue to promote the native vegetation throughout the community.

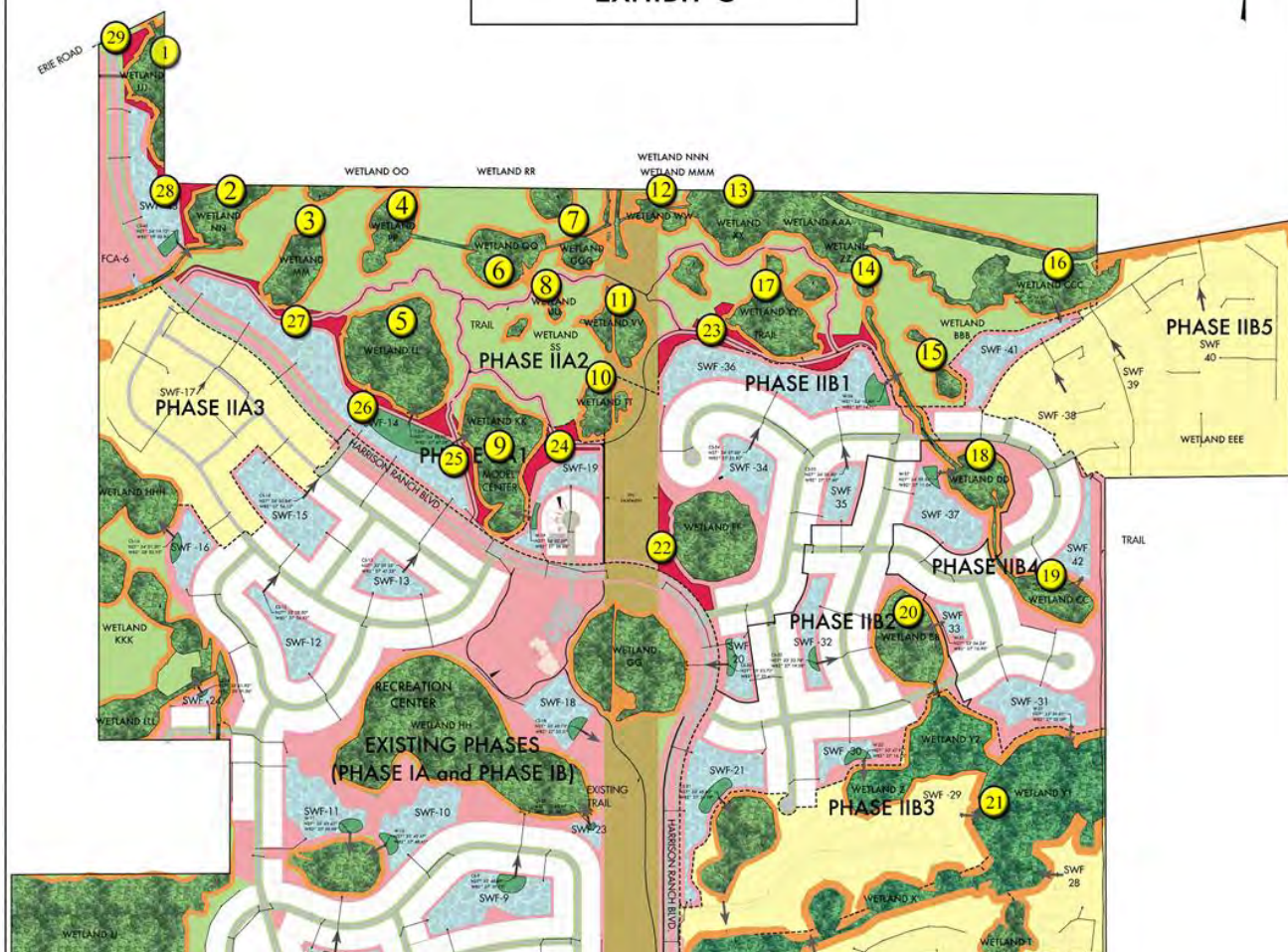
THANK YOU FOR CHOOSING ASI!



HARRISON RANCH STORMWATER MASTER PLAN EXHIBIT C

Wetland Buffer

Upland





Harrison Ranch CDD

Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 6/3/2019

Prepared for:

Mr. Grant Phillips, District Manager
Rizzetta and Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:

Logan Bell, Account Representative/Biologist
Aquatic Systems, Inc. - Sun City Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 30



Comments: Requires attention

Pond #30 was identified with development of Submersed Slender Spikerush and Naiad along the perimeter. Filamentous algae developing on top of the submersed weeds, as well. Treatment will be required during our upcoming maintenance visits.

Site: 31



Comments: Normal growth observed

Minimal development of Filamentous algae along the perimeter of Pond #31, which will be treated during our upcoming maintenance visits. Shoreline weeds were observed to be in good condition with little growth identified.

Site: 32



Comments: Site looks good

No issues were observed within Pond #32 during inspection. Minimal grass clippings were identified along the perimeter. Cattails that were treated near the bank were identified to be decomposing into the pond. None were identified still standing in the turf grass.

Site: 33



Comments: Site looks good

No issues were observed within Pond #33 during inspection.

Site: 34

**Comments:** Site looks good

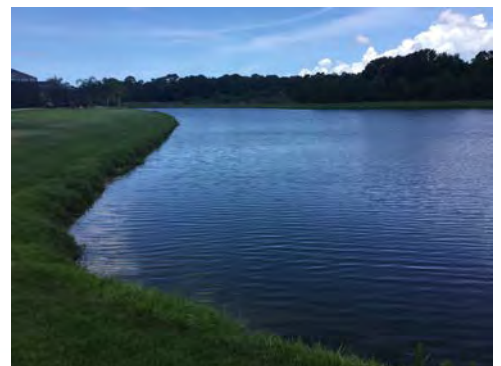
Filamentous algae identified during our visit on 5/29 and treated along the perimeter, which had displayed positive results during inspection. Torpedograss along the perimeter was also treated and had displayed positive results.

Site: 35

**Comments:** Normal growth observed

Trace amounts of algae were identified along the perimeter following treatment targeting filamentous algae applied on 5/29. A follow up visit will be required to treat the remaining algae. Grasses along the perimeter were also treated during our visit on 5/29.

Site: 36



Comments: Site looks good

No issues were observed within Pond #36 during inspection. Armored Catfish were identified along the perimeter burrowing nest sites into the bank. Eventually these fish may cause bank erosion issues that will need to be addressed.

Site: 37



Comments: Normal growth observed

Minimal development of Filamentous algae along the perimeter of Pond #37, which will be treated during our upcoming maintenance visits. Also, minimal Torpedograss identified within some of the native Maidencane grass. Treatment will be performed during our upcoming maintenance visits.

Site: 38



Comments: Normal growth observed

Pond #38 was identified with development of submersed Naiad along the shallow perimeter. Although native, Naiad species can reach the water's surface and cause algae blooms. Treatment will be performed during our upcoming maintenance visits.

Site: 39



Comments: Normal growth observed

Pond #39 was identified with development of Naiad along the perimeter, which will be treated during our upcoming maintenance visits.

Management Summary

Overall, the ponds within the Harrison Ranch CDD continue to display positive results following our routine scheduled maintenance visits targeting invasive weeds, algae, and submersed vegetation. During inspection it was noted that Grasses and brush developing along the perimeter was not observed and were considered to be in good condition. Filamentous algae was the most obvious issue related to the storm water retention ponds that was identified during inspection. Ponds that exhibited algae growth were Ponds #30, #31, #35, and #37, which will be required to have a treatment applied during our upcoming maintenance visits. Also, submersed vegetation was identified within Ponds #30, #38, and #39.

Submersed vegetation identified within the community was majority native Naiad species, which were identified within Ponds #38 and #39. Slender Spikerush, also a native, was identified within Pond #30, which will require treatment to be performed during our upcoming maintenance visits. Slender Spikerush is a very hearty species that can grow rooted or uprooted and floating throughout the ponds where it absorbs nutrients and becomes dense. Once these species reach the surface water they can become a pedestal for algal development.

Algae and submersed weeds are a common invasive nuisance during the rainy and hot summertime season. As we receive heavy rains free nutrients from fertilizers, soaps, oils, and other detritus may enter a pond from the storm drains or lawns effectively allowing food (phosphorus and nitrogen) to build up and become available for algae and invasive weeds. With the help of increased sunlight plants can rapidly produce the food needed to not only survive, but flourish. Submersed weeds can directly draw these nutrients from the water with specially designed roots that absorb directly from the open waters. This allows most Submersed plants the ability to become uprooted and still survive floating about the pond. Algae are extremely diverse and can change the way they grow and reproduce based on the environment they live in. Some algae reproduce asexually with the help of spores, while others reproduce sexually using typical gametes. Zygospores, which are dormant upon production have a large food storage and thick cell walls enabling them to survive long periods of time where parent cells cannot survive. Once the environmental factors become favorable they spring to life and start reproducing making survival of most weather conditions possible. This allows certain algae to survive undeterred in water bodies without being visible.

When native vegetation is planted within storm water retention ponds they provide habitat for other desirable native wildlife such as fish, birds, invertebrates, and dragon flies which will feed on mosquito. Native vegetation will take root into the banks and provide sediment stability to control erosion and accumulation. This vegetation also provides a border to prevent unwanted debris, grass clippings, leaves, fertilizers, and other items which would cause excessive nutrient spikes within the pond. Combined, all these supplemental additions provide longevity and aesthetics for a pond that will be enjoyed by all.

Recommendations/Action Items

- Routine Maintenance
- Continue to monitor all ponds for Algal growth and target on contact.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Target Algae within Pond #30, #31, #35, and #37 - Monitor Sandhill Crane Nesting Sites and treat when available.
- Target submersed vegetation within Ponds #30, #38, and #39.

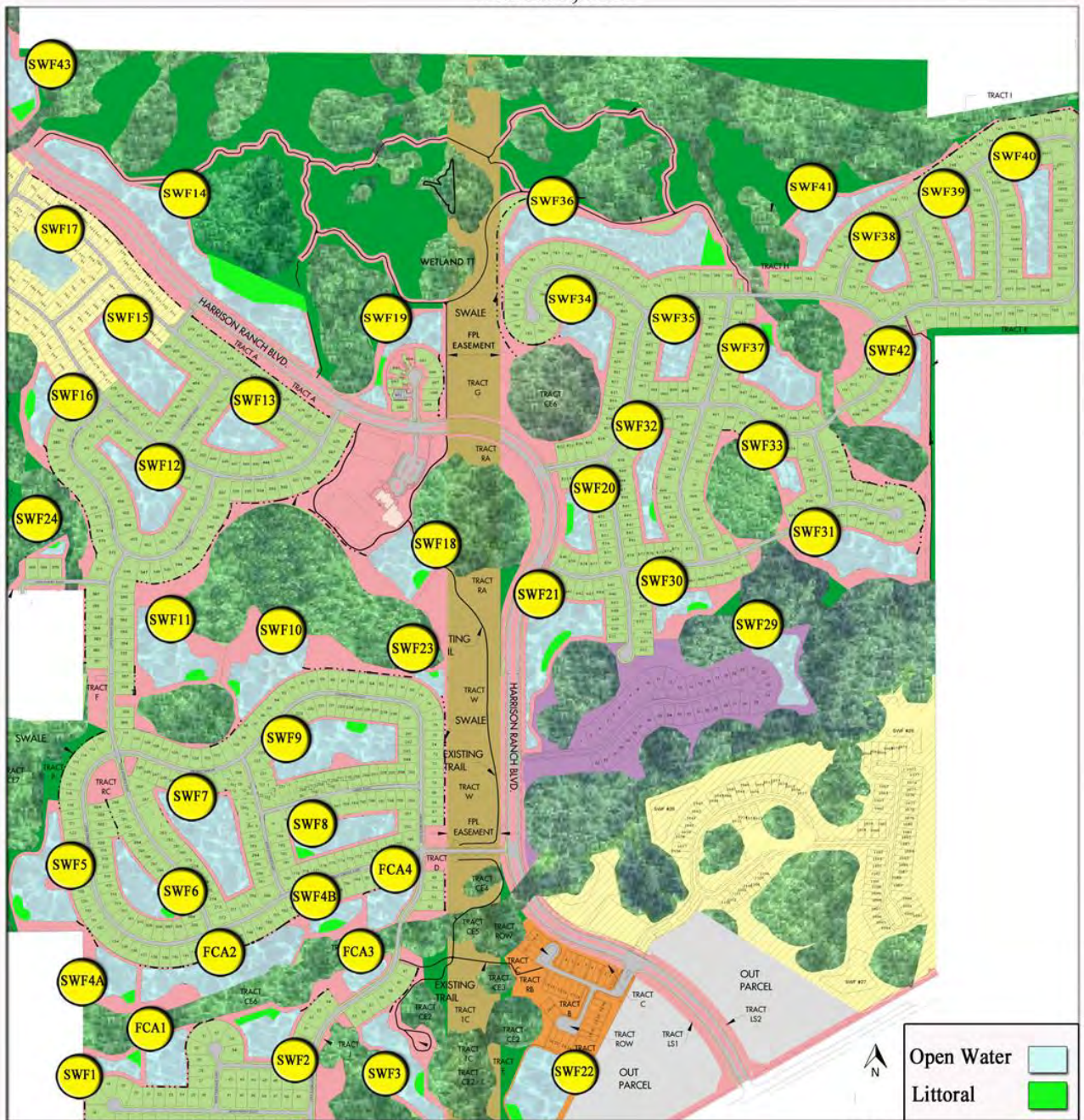
THANK YOU FOR CHOOSING ASI!



Harrison Ranch CDD Parrish, FL

1-800-432-4302

Account #0454-9



SDK

6/30/15

Tab 4

Special Services Proposal for Harrison Ranch CDD



Partnership for Beautiful and Healthy Waterways



2100 NW 33rd Street • Pompano Beach, FL 33069
800-432-4302 • www.aquaticsystems.com

April 12, 2019

Mr. Grant Phillips, District Manager
Harrison Ranch CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

VIAEMAIL: gphillips@rizzetta.com

Dear Grant:

As requested, please find enclosed a *Restoration Assessment Agreement* for **Harrison Ranch CDD**.

Please sign the contract and return to us as soon as possible, so we may schedule your program.

If you have any further questions, concerns, or if there is any way I can be of assistance, do not hesitate to call.

We look forward to serving **Harrison Ranch CDD**!

Sincerely,



Elizabeth Rocque
Sales Manager/Biologist

EFR/dp

cc: Josh McGarry, District Manager
cc: Doug Agnew, General Manager/Senior Consultant



Vertex Water Features Authorized Lake Aeration & Fountain Dealer

2100 NW 33rd Street • Pompano Beach, FL 33069 • 1-800-432-4302 • www.aquaticsystems.com
Ft. Myers • Ft. Pierce • Jacksonville • Miami • Pompano Beach • Sanford • Sarasota • St. Petersburg • Sun City • Wesley Chapel • Winter Garden

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Grant Phillips, District Manager
Harrison Ranch CDD
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578
(813) 533-2950
gphillips@rizzetta.com

Restoration Assessment Agreement
#00055790

Start Date: _____.

Date of proposal: April 12, 2019 EFR-AO

We are pleased to quote special pricing as follows:

Sites: #38, #39 & #40 Ponds (3.57 Acres)

Equipment: Boat, Truck, Sampling Equipment, Van Dorn, Secchi Disc, Refractometer, DO Meter and Deeper

Quantity

3 Restoration Assessment Package:
(2) Total Nitrogen, (2) Ammonia, (5) Total Phosphorus (including Alum Jar),
(1) Total Alkalinity, pH Titration, Water Column Profile and Formal Report

Total Balance Due Upon Completion \$2,976.00

The above price is effective for 90 days from the date of this proposal.

Terms & Conditions of Restoration Assessment Agreement

1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.
3. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
4. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.

5. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
6. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
7. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
8. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
9. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
10. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

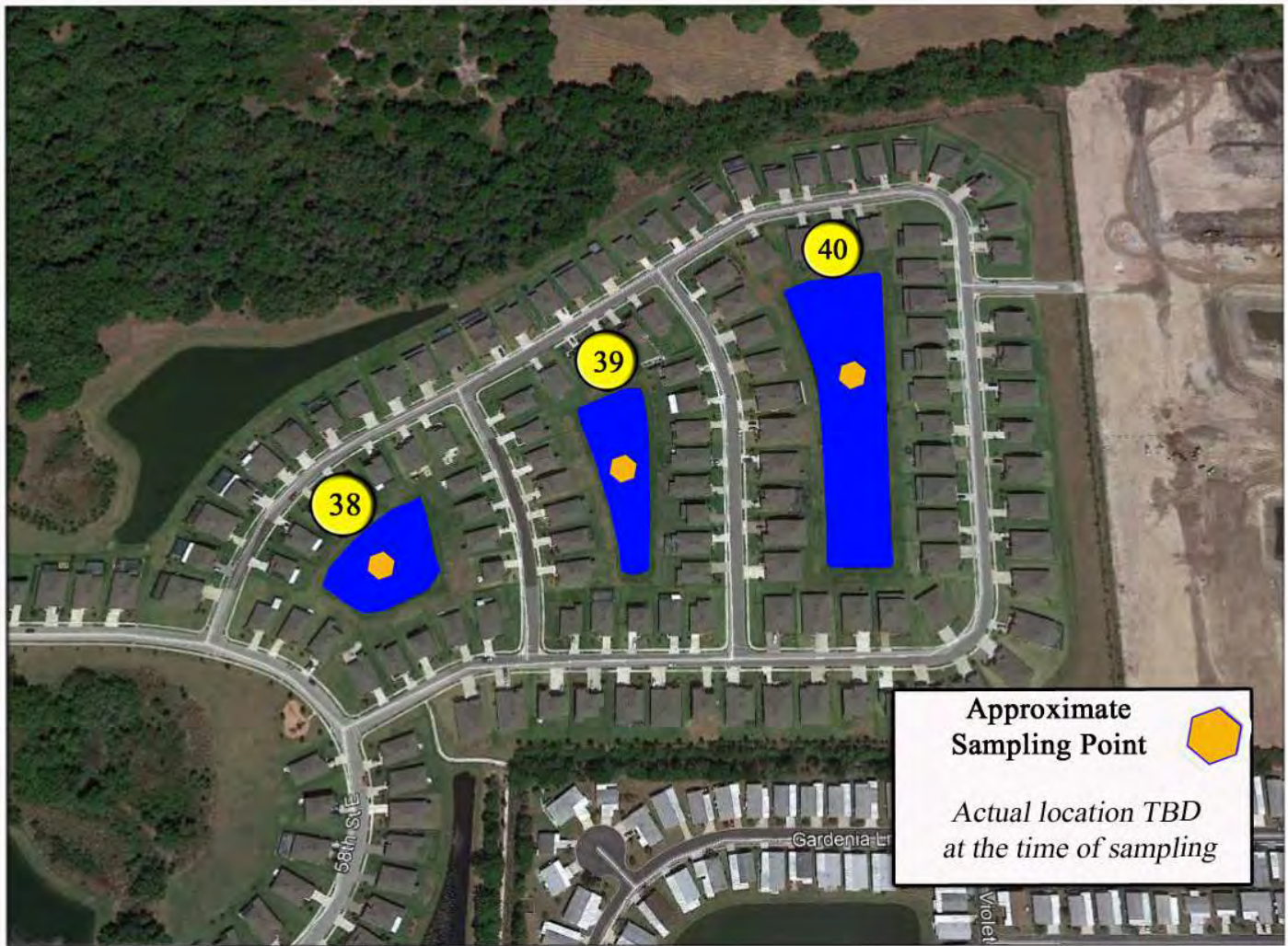
Aquatic Systems, Inc. Signature

Date

Site Map

Harrison Ranch CDD
Parrish, FL

1-800-432-4302
00045490



Our Commitment to Responsible Lake Management

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to improve our lake management technology. Our goal is to find environmentally sound solutions that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

Your Personal Lake & Wetland Management Team



Doug Agnew

General Manager & Senior Consultant

B.S. in Environmental Studies, Richard Stockton College of New Jersey. 33 years' experience.



Josh McGarry

District Manager

A.A. Liberal Arts, University of Florida. 10 years' experience.



Liz Rocque

Sales Manager

B.S. in Environmental Science and Policy, University of South Florida. Five years' experience.



Sam Sardes

Weed Science Director, Certified Lake Professional

M.S. in Agronomy, University of Florida. Five years experience.



Sarah Bowen

Account Rep & Field Biologist

B.S. in Biology, University of South Florida. Four years' experience.



Natalie Claggett

Assistant Account Rep & Field Biologist

B.S. in Marine Science, Coastal Carolina University. Two years' experience.



Alex Johnson

Service Manager

B.S. in Marine Biology, Auburn University. Three years' experience.

Your Local Area Satisfied ASI Customers

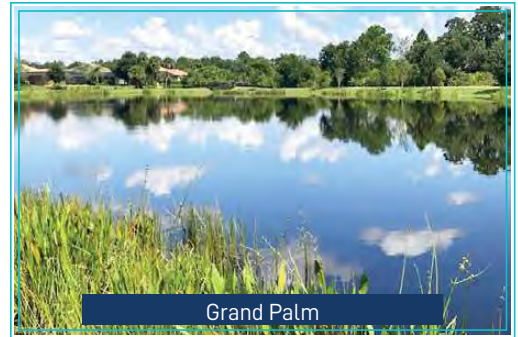
11 field offices throughout the state to service our customers



Venetian CDD

Community Development District

Harrison Ranch CDD
Heritage Harbor South CDD
Tara CDD
Venetian CDD



Grand Palm

Home Owners Association

Grand Palm
Mill Creek 1 - 5
River Wilderness



Heritage Oaks Golf & Country Club

Golf Course

Boca Royale
Heritage Oaks Golf & Country Club
Lemon Bay Country Club
Oyster Creek



Nathan Benderson Park

Commercial

Nathan Benderson Park- North Lake

Aquatic Management Programs

Working in Florida Waterways Since 1977

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



Algae and Aquatic Weed Control

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



Wetland and Upland Mitigation Services

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



Midge Fly and Mosquito Control

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



Aquatic Lab and Field Testing and Research

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



Vertex Lake Aeration and Floating Fountains

- Sales, installation, service and repair by well-trained technicians of:
 - Bottom diffused aeration systems to improve overall water quality
 - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



Fisheries Management

- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

Lake Water Quality Testing and Research Services

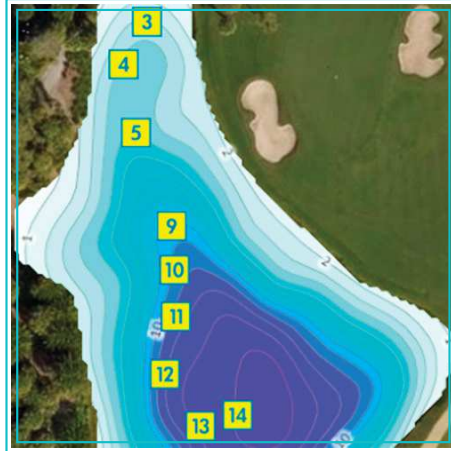
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



WATER QUALITY LAB

Water is more than H₂O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic.



AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.

Tab 5



**MANAGEMENT REPORT
MAY, 2019**

TO: Harrison Ranch CDD Board
Harrison Ranch Master Association Board
Villas of Harrison Ranch Board

FROM: Barbara McEvoy, Community Manager

CDD

Completed Items:

- Burned out bulbs replaced
- Set up access to cameras, security, etc.
- Deep cleaning of clubhouse
- Offices and closets re-keyed
- Offices and storage areas cleaned/organized
- Review of financials, meeting re 2019/20 budget
- Finalized basketball court striping
- All on-line accounts transferred/passwords changed
- Ordered 4 replacement pool umbrellas, awaiting delivery
- Transferred office phones to VOIP service, reducing monthly telephone cost
- Replaced missing pool rail covers
- Ordered replacement signs around pool
- Various meeting with residents
- Requested revised PM agreement for fitness equipment

Items in Process:

- Pool water leak (under pavers) – leak detected, awaiting plumbing repair
- Defibrillator battery dead – replacing battery and pads, scheduling training on use of machine
- Continuing to work with Health Department regarding pool issues
- Tennis gate struck by lightning, awaiting replacement date for magnet, etc.
- Reviewing Reserve Study, with intent to make recommendations to the Board in August (coinciding with new budget/fiscal year)
- Proposal for additional cameras on side of building (one existing camera needs to be replaced, recommend adding an additional camera for basketball court)
- Preparing rules & regs for basketball/pickleball court

- Working with pool contractor to schedule (awaiting permit)
- Various repair items to be completed by handyman
 - Gym fan
 - Exterior doors not closing properly
 - Replacement of signs at pool
 - Thermostat cover in gym
 - Hang b-ball nets
 - Replace rotted boards in walking trail bridge
- Emergency phone at pool not working.
 - Not required by county
 - Does Board want to activate?
- Need to relocate ADA chair at pool
 - Will be done by Splash Pools after pool tile work completed
- Investigate modification of pool gates to comply with ADA
- Price for interior Christmas tree
- Ongoing landscaping & pond issues
- Subcontractor agreements – need to be signed

HARRISON RANCH - MASTER ASSOCIATION

Completed Items:

- Located all missing Board and ARC meeting minutes and documents to update computer
- Compliance inspections to commence week of 5/27/19
- ARC meeting – 31 applications
- Various meeting with residents
- Review of YTD financials
- Attendance Board Meeting

Items in Process:

- Insurance proposals
- Working with CPA re annual reports/tax returns
- Ongoing work with Access Mgmt to obtain records
- Obtaining backup from Access for various charges to financials

VILLAS OF HARRISON RANCH

Completed Items:

- Installed gate operator software to new computer
- Notified vendor re road paving, awaiting schedule
- Notified vendor re pool heater, awaiting schedule (work to be performed in October)
- Requested deposit check for pool landscaping
- Normande West gate repairs
- Obtained 2019 Insurance policies
- Initial inspection with Board members

- Various meetings with residents
- Attended board meeting
- Contacted various vendors and utilities to change account address from Access address

Items in Process:

- Proposal for lighting at Normande East gate
- Proposal for outlet at swimming pool (for landscape lights)
- 2nd opinion on roof vent issue
- Contacting alternate pest control companies
- Requested credit card per Board approval, awaiting receipt
- Various repair items to be completed by handyman
 - No soliciting signs at entrances
 - Lower AED unit at pool
- Requested pool maint company to clean tiles

Tab 6



PREVENTATIVE MAINTENANCE PLAN

Under the following Terms and Conditions, Commercial Fitness Products ("Servicer") agrees for the stated fees to perform Preventative Maintenance Service for one (1) year for the effective date for the **Harrison Ranch CDD ("Customer")** on the equipment listed by type, model and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in **accordance with manufacturers' recommendations**. **The maintenance provided will focus on increasing the life of Customer's equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.**

AMENDMENT: Technician will inspect the weight equipment cables, and lubricate the guide rods, which will serve to improve their performance, enhance safety and keep the Harrison Ranch fitness center inviting for residents and potential residents.

1. Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed **Estimate of equipment in need of repair will be submitted for Customer's approval. This estimate is provided at no charge. It is the Customer's responsibility for equipment under contract to be brought up to proper working specifications.** Customer warrants the listed equipment is in proper working order on the effective date of this Agreement.
2. Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by Servicer will be performed. Cost of routine supply items required for preventative maintenance service is included herein.
3. All service covered by this Agreement **will be performed during Servicer's regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays.** If emergency service is requested outside such regular hours, the Servicer's Non-PM Plan Standard Hourly Rates prevail. (Standard hourly rates = \$65.00 plus Service Charge = \$65.00).
4. If repair is needed, the Customer can call during regular hours to speak to a Service Representative. The Customer will be given a course of action to resolve the problem or Customer will be scheduled for a service call. The response time will be within 2 Business Days. All efforts will be made to repair the equipment as timely as possible.
5. Any necessary repairs (non-PM related service) during regular working hours will be billed at the following Discounted Rate for the term of this Agreement:
Labor - \$55.00 per hour (1 Hour Minimum)
Service Charge - \$55.00 Service (per trip)

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

CommercialFitnessProducts

In the event a Technician is on site performing routine Preventative Maintenance and a repair service is required, the Discounted Labor Rate (\$55.00/Hour) will apply, but the \$55.00 Service Charge will not be charged. All repairs, including Diagnostic Service Calls, are billed with a one hour minimum charge. After the initial first hour, labor will be billed in half (1/2) hour increments. All repair labor and service charges shall be invoiced as Due Upon Receipt.

6. Service Requests must be made in writing by the individual Property Manager. Requests must be provided via fax or email to CFP's **Service Manager**. **Each request must include** essential information required for timely repair. Inaccurate or incomplete information may cause a delay in repairs.

7. Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by **this agreement but will be provided at Servicer's hourly rate(s) plus parts**.

Repair calls requested as a result of User Error, in which no actual repair is required, will be billed at **the Servicer's hourly rate plus Service Charge**.

8. All repair service done by Servicer will be warranted for thirty (30) days from service date and will cover specific parts and repairs written on service invoice.

9. **All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred** Customer discounted price plus shipping charges.

10. A written Estimate will be presented for each billable part, and must be approved by Customer prior to ordering.

11. This agreement may not be amended except in writing, agreed to and signed by both parties. The agreement will automatically be renewed at the end of each term unless otherwise notified by the Customer.

12. This Agreement shall be construed in accordance with the laws of the State of Florida. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

13. All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from date service is rendered.

14. Either party may cancel at any time for any reason provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

CommercialFitnessProducts

It is understood and agreed that under this plan, CFP will be performing routine Preventative Maintenance procedures only, and CFP, its Directors, Officers, Employees, and Agents shall have no liability arising out of, or in connection with personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. This Agreement shall not be construed as an assumption by CFP of any risk of loss or liability due to the undersigned's failure to routinely inspect (or negligent inspection of) the equipment by its own staff.

Agreement Total:

Full PM Visits* - \$740.00/Year (\$185.00/Visit) Quarterly Visits Total # of PM Visits: 4 (Four)

Surface Cleaning PM Visits** - \$840.00/Year (\$105.00/Visit) ; Total # of Surface Cleaning Visits: 8 (eight)

Property Name: Harrison Ranch CDD

Property Address: 5755 Harrison Ranch Blvd Parrish, FL 34219

Contact: Barbera McEvoy

Email: bmcevoy@rizzetta.com

Signature: _____

Title: _____

Customer Contact expressly warrants and represents that he/she has the authority and right to enter into this Agreement.

Contact Phone: (941) 776-9725

Fax: _____

Terms: Prepayment Prior To 1st PM Visit

Effective Date: _____

Ending Date: _____

CFP Approval Signature: KC Sherlock

Date: 5/30/2019

Explanation of Services:

*During each Full Preventative Maintenance Visit, all equipment covered under this agreement will be, inspected for safety, the treadmills will be cleaned on interior, all equipment will be cleaned on exterior, lubricated, and adjusted, in accordance to manufacturers' specifications. An Estimate for any non-warranty repairs will be provided as needed.

**During each Surface Cleaning PM Visit, the Technician will provide only surface cleaning, inspect the weight equipment cables, and lubricate the weight machine guide rods only.

5034 N. Hiatus Road, Sunrise, FL 33351

P (954) 747-5128 F (954) 747-5131

www.commfitnessproducts.com

CommercialFitnessProducts

Equipment Covered:

QTY	BRAND	DESCRIPTION	MODEL #	SERIAL #
4	Matrix	Treadmills	T3x	
2	Matrix	Ellipticals	E3x	
1	Matrix	Recumbent Bike	R3x	
6	Quantum	Dual Strength Units		

Scheduled Maintenance (Frequency: /Year)

MAY –CLEANING	NOVEMBER - CLEANING
JUNE – PM	DECEMBER - PM
JULY - CLEANING	JANUARY - CLEANING
AUGUST - CLEANING	FEBRUARY - CLEANING
SEPTEMBER - PM	MARCH - PM
OCTOBER - CLEANING	APRIL - CLEANING

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Tab 7

Construction Management Services LLC

		Date:		06/03/19
Estimate # 0560		Mikeambriati@live.com 315-374-3296		
		JOB # HR1001		
Community manager (Harrison Ranch)				
Rizzetta & Company				
9428 Camden Field Parkway		Construction Management Services LLC		
Riverview, Florida 33578		5233 moon shell dr.		
Attn: Barbara McEvoy		Apollo Beach, Florida 33572		
Scope:				
Remove old ceiling fan and replace with owner supplied ceiling fan (a like fan)			x	
Repair thermostat cover			x	
Hang picture in lobby			x	
2 doors need adjusting (swing closer and magnet			x	
Install keyed cam locks in base kitchen cabinets 10			x	
install two new signs w/2"steel poles and cap painted black w/ concrete (height TBT			x	
install 2 new basketball nets			T&M \$825.00 x	
Vinyl fence repair one 8' rail and one post (this is to piece in an 8' rail) concrete				\$375.00
replace old exterior door 18 light 8' x 36" w/new door, closer and hardware to match others				\$2,120.00
Bridge: 1) replace (all) wood decking with new pt 2x6 approx 100 boards , 6 - 2x8x12 joist pt				\$3,665.00
Bridge : 2) replace (all) wood decking with new pt 2x6 approx 75 boards (joists look good)				\$3,445.00
After closer inspection the bridge decking is in bad shape and are in need of replacing.				
they are rotted and weathered to the point of being a trip hazard and dangers. We can fix				
some of the rotted through boards but this will be a quick fix for other boards are not far				
behind.				
Bridge Repair ; labor 1 day two men \$608.00 + \$8.50 a 2x6x8 and \$18.50 a 2x12 beam				approx \$750.00
maintenance work can be on a time and material bases (maintenance rate is \$38.00 hr.				
skilled tradesman \$45.00 hr.				
		Estimate	Total	
		OH & P 15%	\$	-
Thank you Mike Ambriati (315) 374 3296				

Tab 8

Hopping Green & Sams

Attorneys and Counselors

May 13, 2019

Board of Supervisors
Harrison Ranch Community Development District
c/o Grant Phillips
Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Re: Hopping Green & Sams Rate Adjustment

Dear Board Supervisors,

It has been our pleasure to serve as District Counsel to the Harrison Ranch Community Development District ("District") since 2007. For the past 12 years, we have maintained our same hourly billing rates for the District, without adjustment. This is despite the fact that Hopping Green & Sams, for most of its clients, annually adjusts rates to reflect increases in the costs of doing business, as well as increases in the experience and expertise of our attorneys and market trends. All that said, we are writing to propose a change to our hourly billing rates for legal fees for the District.

With respect to fees for our services on a going forward basis, my hourly rate would increase from \$235 to \$310. The hourly rate of Lauren Gentry, the associate most likely to provide services to the District, is proposed to increase from \$175 to \$235. All other hourly rates of those expected to work on the District will be adjusted to our firm's existing client rates. Due to the increased share of work to be performed by Ms. Gentry at the associate rate, we do not expect these rates to negatively affect the District's budget. As we have in the past, we will endeavor to keep our fees as low as possible to you, while maintaining our professional and ethical obligations to provide service.

Again, we appreciate the opportunity to work with the District, and appreciate your attention to this matter. If the District is agreeable to this change, please execute this letter amendment on the line below. If you have any questions, please feel free to contact me at 850-222-7500.

Best regards,



Jere Earlywine

Agreed to by:

Harrison Ranch CDD

Authorized Representative

Tab 9

System Proposal

Project	Date	Proposal #
	5/20/2019	4275

13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775
Fax: 888-596-8464
FL Lic. # EF20000544

Billing Address
Harrison Ranch 5755 Harrison Ranch Blvd Parrish, FL 34219

Install Address
Harrison Ranch Clubhouse 5775 Harrison Ranch Blvd Parrish, FL 34219

[illegible]

Tab 10

Proposal



2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Proposal# SPN **91962**
Proposal Date: 1/25/2019
Valid Until: 2/24/2019

Customer# 7075
Harrison Ranch CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614
Tel: 239-936-0913 Fax: 239-936-1815

Job Site: # 5455
Harrison Ranch 06-126-5455
5755 Harrison Ranch Blvd
Ellenton FL
Tel: Contact:
Model#

Nature of Service:

S/O-Proposal to convert R2 to Flowguard 3, with Filter Controller and Solenoid Valve Replacement
Revised from 11/16/18 & 10/23/18

During our service visit today (1/25/19) to perform the requested calibration, we were unable to carry out the Calibration because this previously proposed work scope describing the inoperable Controller, needs to be approved before we can perform any jobs on this station. The Station is down and will not operate until the below proposes work scope is approved.

During our service visit today, our technician Tomas found that the station's R2 microprocessor controller is locked up and inoperable, and recommended that this station's existing controls be converted to our new FG3 (Flowguard 3) which will allow for full station remote access and controls via mobile devices in addition to desktop devices which provides much more flexibility. Our technician also found that the Flowguard Shut Off solenoid valve requires replacement. Additionally, we recommend that the station's controller be replaced to facilitate the new R3 controller.

New features/benefits with Hoover's new Flowguard 3:

- Full use on mobile devices in addition to desktops (no Java limitations)
- Remote Flowguard bypass button selection
- Power On alert after a power loss event
- Instant display of history graph (no more initial loading or when switching to longer history)
- Audit trail for any changes made to the system through Flowguard - Unique login for each user
- Level report for lake level (if applicable)
- Removes the need for a separate discharge filter controller and provides visibility to the filter's performance (if applicable)
- Water use report automatically emails to your inbox with a click of a button
- Heartbeat function so Hoover is aware if the communication is lost even if your station is still running
- Water window schedule time selection is more user friendly

Hoover proposes the following:

- Install new R3 PLC with necessary modules, reconfigure control panel
- Install new 4 Station 24v Filter Controller
- remove failed solenoid valve
- Install new Asco high flow 3 way pilot valve
- Test and calibrate system for proper operation.

Proposal



2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Proposal#	SPN 91962
Proposal Date:	1/25/2019
Valid Until:	2/24/2019

Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions

***NOTE: The existing R2 microprocessor is no longer available for Field Installation, as they have become obsolete and replaced with our new R3 controllers. Your pump station's operation is controlled by an R2 microprocessor. When that microprocessor fails, our new R3 microprocessor is needed to resume pump station operation.

-- Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions.

Lump Sum Price.... \$7,467.00

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted by:

F

A handwritten signature in black ink, appearing to read "Nakaye Allen", written over a horizontal line.

Nakaye Allen

1/25/2019

Accepted by:

Harrison Ranch CDD

Signature/ Name Printed/ Date

Tab 11

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 13, 2019 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Richard Green	Board Supervisor, Chair
Charles Parker	Board Supervisor, Vice Chair
Sue Walterick	Board Supervisor, Asst. Secretary
Julianne Giella	Board Supervisor, Asst. Secretary
Jay Morrison	Board Supervisor, Asst. Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company
Jere Earlywine	District Counsel; Hopping Green & Sams
Lauren Gentry	District Counsel; Hopping Green & Sams
Jeb Mulock	District Engineer; ZNS Engineering
Barb McEvoy	HOA Manager; Rizzetta & Company

Audience

FIRST ORDER OF BUSINESS**Call to Order**

Mr. Phillips called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS**Audience Comments**

Audience members had questions and/or comments regarding items including:

- Pool lights after dusk and tropical plants;
- Weeds around the playground;
- Swim team and speed bumps;

- Streetlights on 100th Drive East.

THIRD ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance Update**

Mr. Phillips presented field manager John Toborg's latest field inspection reports and addressed and answered the Board's general questions. Discussion ensued.

i. Consideration of Landscape Proposals

Mr. Phillips presented three landscape proposals to the Board for consideration. Discussion ensued. The Board approved one and tabled two others.

On a motion by Mr. Green, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposal from Down To Earth for removal and replacement of damaged plants in the amount of \$162.50 for the Harrison Ranch Community Development District.

B. Pond & Mitigation Update

Mr. Phillips presented the latest waterway inspection report from ASI to the Board for review and addressed and answered the Board's general questions. Discussion ensued regarding pond fish and midge fly treatment.

i. Consideration of Aquatics Proposal

Mr. Phillips presented a proposal for water testing to the Board for consideration. Discussion ensued. The Board asked to table consideration of the proposal until the June meeting.

C. District Counsel

Mr. Earlywine and Ms. Gentry provided updates on several items and addressed and answered general questions from the Board, and presented an amenity agreement to the Board for review. Discussion ensued.

On a motion by Mr. Green, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved in substantial form the amenity agreement presented by District Counsel for the Harrison Ranch Community Development District.

On a motion by Ms. Walterick, seconded by Mr. Morrison, with all in favor, the Board of Supervisors authorized the Chair to sign the service provider contracts using the form of agreement attached to the amenity management agreement, provided that parameters are set for the amount(s) not to exceed \$5,000.00 or the budgeted amount, for the Harrison Ranch Community Development District.

D. District Engineer

i. Update Regarding Swale Repairs

Mr. Mulock provided an update and addressed and answered general questions from the Board. General discussion ensued about items including pool ADA compliance issues.

E. Clubhouse Staff

Ms. McEvoy provided an update for the Board and addressed and answered the Board's questions. Discussion ensued.

i. Update on Pool Repairs Proposals

Ms. McEvoy presented five proposals for pool tile repairs to the Board for consideration and reviewed them for the Board. Discussion ensued.

On a motion by Ms. Giella, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the proposal from Splash Pools for full pool concrete and tile repairs in the amount of \$31,579.00, to be paid for from the reserve fund, for the Harrison Ranch Community Development District.

F. District Manager

Mr. Phillips stated that the next regular meeting of the Board of Supervisors is scheduled to be held Monday, June 10, 2019 at 1:30 PM at the Harrison Ranch Clubhouse.

i. Update Regarding Sport Court Installation

Mr. Phillips provided an update for the Board. Discussion ensued.

ii. Announcement of Registered Voter Count

Mr. Phillips announced that the registered voter count in the District was 2,056 as of April 15, 2019.

FOURTH ORDER OF BUSINESS**Presentation of FY 2019-2020
Proposed Budget**

Mr. Phillips presented the Fiscal Year 2019-2020 proposed budget to the Board for consideration. Lengthy discussion ensued.

FIFTH ORDER OF BUSINESS**Consideration of Resolution
2019-02, Approving Proposed
Budget and Setting the Public
Hearing**

Mr. Phillips presented Resolution 2019-02 to the Board for consideration. Discussion ensued. It was confirmed that the public hearing on final budget adoption would be held at the clubhouse on August 19th at 6:30 PM.

On a motion by Mr. Morrison, seconded by Mr. Parker, with all in favor, the Board of Supervisors adopted Resolution 2019-02, Approving the FY 2019-2020 Proposed Budget and Setting the Public Hearing, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Billiards Light
Fixture Proposal**

Mr. Phillips presented a proposal for billiards lighting installation to the Board for consideration. Discussion ensued. The Board chose to take no action on the proposal at this time.

SEVENTH ORDER OF BUSINESS**Consideration of Pool Lighting
Proposals**

Mr. Phillips presented pool lighting proposals to the Board for consideration. Brief discussion ensued. The Board chose to take no action at this time as the pool isn't open after dusk.

EIGHTH ORDER OF BUSINESS**Consideration of Pump Repairs
Proposal**

Mr. Phillips presented a proposal from Hoover Pumping to the Board for consideration. Discussion ensued. The Board tabled consideration of the item until the next meeting in June.

NINTH ORDER OF BUSINESS**Consideration of Minutes of
Board of Supervisors' Meeting
Held on April 8, 2019**

Mr. Phillips presented the minutes of the Board of Supervisors' meeting held on April 8, 2019 to the Board for consideration.

On a motion by Mr. Morrison, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held April 8, 2019 as amended for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Operations & Maintenance Expenditures for March 2019**

Mr. Phillips presented the Operations & Maintenance Expenditures for March 2019 to the Board for ratification. Discussion ensued.

On a motion by Ms. Walterick, seconded by Mr. Parker, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for March 2019 (\$106,399.33) for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Operations & Maintenance Expenditures for April 2019**

Mr. Phillips presented the Operations & Maintenance Expenditures for April 2019 to the Board for ratification. Discussion ensued.

On a motion by Mr. Parker, seconded by Mr. Morrison, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for April 2019 (\$106,399.33) for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Giella discussed the need for lighting at the Normandy East gated entrance.

On a motion by Ms. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors authorized the Chair to approve a proposal for Normandy East lighting installations for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

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On a Motion by Ms. Walterick, seconded by Mr. Morrison, with all in favor, the Board adjourned the meeting at 8:03 PM for the Harrison Ranch Community Development District.

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Asst. Secretary

Chair / Vice Chair