



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting July 12, 2021

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Julianne Giella Victor Colombo Susan Walterick Tom Benton Geoffery Cordes	Chairman Assistant Secretary Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Barbara McEvoy	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	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 · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Board of Supervisors
Harrison Ranch Community
Development District**

July 6, 2021

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, July 12, 2021 at 1:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. To access the meeting, please use a telephone to dial **253-215-8782**, and enter the ID# **4771548576**. The following is the agenda for the meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
 - A. Pond & Mitigation Maintenance Update
 - i. Presentation of Waterway Inspection Report.....TAB 1
 - ii. Review of Post-Alum Report
(Ponds 19, 21, 36, 41, 49).....TAB2
 - iii. Consideration of Proposal for Midge Fly
Treatments (Pond 9).....TAB 3
 - iv. Consideration of Proposal for Aeration
(Ponds 20 & 31).....TAB 4
 - v. Consideration of R&D Testing Request
(Ponds 38, 39, 40)TAB 5
 - B. Landscape Maintenance Updates
 - i. Presentation of Field Inspection ReportTAB 6
 - ii. Schedule for Field Service Inspection/Report/Responses
 - iii. Consideration of Landscape ProposalsTAB 7
 - C. District Counsel
 - D. District Engineer
 - i. SWFMD Recertification.....TAB 8
 - ii. Parking Lot Resurfacing
 - E. Clubhouse Staff
 - i. Presentation of Management Report.....TAB 9
 - F. District Manager
4. **BUSINESS ITEMS**
 - A. Request for variance – 9713 58th Street East.....USC
 - B. Discussion Regarding Sandhill Cranes Killed on
HR Boulevard
 - C. Consideration of Additional Fishing Signage at Ponds
 - D. Consideration of Proposal for Reserve Study Update....TAB 10
 - E. Consideration of proposal to purchase tablets
(cost share with HOA)TAB 11
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on June 14, 2021.....TAB 12

Harrison Ranch Community Development District

- B. Consideration of Minutes of Board of Supervisors'
Special Meeting held on May 24, 2021.....TAB 13
- C. Ratification of Operations & Maintenance
Expenditures for May 2021TAB 14
- 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.

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, June 14, 2021 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Julianne Giella	Board Supervisor, Chairman
Sue Walterick	Board Supervisor, Vice Chairman
Victor Colombo	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Brian Schaub	Field Service Manager; Rizzetta & Company
Lauren Gentry	District Counsel; Hopping Green & Sams (via telephone)
Liz Roque	Solitude
Patrick Bell	LMP
Scott Carlson	LMP
Audience	

FIRST ORDER OF BUSINESS**Call to Order**

Ms. McEvoy called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS**Audience Comments**

There were no audience comments

THIRD ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

i. Presentation of Waterway Inspection Report

The Board reviewed the Waterway Inspection Report. Ms. Roque answered general questions and informed the Board that Solitude will follow up on the catfish issues.

ii. Presentation of Restoration Assessments

The Board reviewed the restoration assessments provided by Solitude. General discussion ensued.

iii. Consideration of Alum Reset Proposal

On a Motion by Ms. Walterick seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposals from Solitude for Alum reset at a total cost of \$13,963.00 for the Harrison Ranch Community Development District.

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report

Mr. Schaub with Rizzetta Field Services presented the Field Inspection Report to the Board and answered general questions. Ms. Giella requested that status of the moss removal. Mr. Bell stated that this project was ongoing.

C. District Counsel

Ms. Gentry updated the Board regarding the legislative session and regarding a letter received in response to the demand letter sent to homeowners in Grand Oaks. It was agreed that Ms. Gentry would arrange a meeting with the specific homeowners in Grand Oaks to attempt to amicably settle the matter. Ms. Gentry will distribute a letter to the owners and the community manager of Grand Oaks.

D. District Engineer

The Board was informed that the county has approved of the proposed locations for crosswalks. A question arose regarding responsibility for payment.

E. Clubhouse Staff

i. Presentation of Clubhouse Report

Ms. McEvoy reviewed the details of her management report with the Board

and answered general questions from Board Supervisors.

Ms. McEvoy discussed a cost share options with the HOA for tablets. The Board discussed adding an additional day for pool maintenance during the summer for pool due to increased use (this was included in the original proposal from the pool maintenance company.)

F. District Manager

Ms. McEvoy advised the next meeting is scheduled for Monday, July 12, 2021 at 1:30 pm at the Harrison Ranch Clubhouse.

Ms. McEvoy presented the voter count registration to the Board.

FOURTH ORDER OF BUSINESS

Consideration of Agreement for Professional Engineering Services

On a motion by Mr. Giella, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the agreement for professional engineering services with Schappacher Engineering for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Landscape Enhancement Proposals

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors ratified the proposals from LMP for scrubber valve replacements at a total cost of \$1,275.00 for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Enhancement Proposals

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the proposals from LMP for landscape enhancements at a total cost of \$852.50 for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Tennis Net and Basketball Gate Damage

The Board discussed the damage that was done to the tennis net and basketball court gate. The Board found that disclosing the security footage of the tennis net incident to the parents of the youth involved was necessary in furtherance of the official duties and responsibilities of the District, and authorized such limited disclosure. The Board affirmed the length of the suspension and will determine the prorated cost of the new net to be charged to the resident at a future meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held on
May 10, 2021**

On a motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting, as amended held on May 10, 2021, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for April
2021**

On a motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the April 2021 (\$106,010.00) Operations & Maintenance Expenditures Report for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Giella requested that the field service inspection and report schedule be added to the next agenda.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the meeting at 3:28 PM for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

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 special meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, May 24, 2021 at 1:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Julianne Giella	Board Supervisor, Chairman
Sue Walterick	Board Supervisor, Vice Chairman
Victor Colombo	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary
Geoffrey Cordes	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Matthew Huber	Regional District Manager; Rizzetta & Company
Lauren Gentry	District Counsel; Hopping Green & Sams (via telephone)
Jeb Mulock	ZNS Engineering, LC
Peter Simoes	Solitude
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. McEvoy called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments

THIRD ORDER OF BUSINESS

**Presentation of Fiscal Year 2021-2022
Proposed Budget**

The Board reviewed the proposed budget for the Fiscal Year 2021-2022 and discussed the options for a possible O&M assessment increase.

**i. Consideration of Resolution 2021-04, Approving Proposed
Budget and Setting the PH for Final Budget**

Ms. McEvoy presented Resolution 2021-04, which would approve the proposed budget and O&M Assessment increase and set the public hearing for August 9, 2021 at 6:30 PM to take place at the Harrison Ranch clubhouse. Ms. Gentry advised that because the Board chose to move forward with a budget that includes an assessment increase, the resolution would be in the form labeled "Option B" in the agenda package.

On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors adopted resolution 2021-04 for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Benton, seconded by Ms. Walterick, with all in favor, the Board of Supervisors adjourned the meeting at 2:27 PM for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures May 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$130,622.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Air Clean of Florida and Countryside Plumbing Bradenton Herald, Inc.	004338	9329344335	Annual Backflow Preventer Test 05/21	\$ 30.00
	004322	16790	Legal Advertising 04/21	\$ 161.46
Bright House Networks	004311	088053901041921	0050880539-01 - Gym 04/21	\$ 239.45
Bright House Networks	004339	088053901051921	0050880539-01 - Gym 05/21	\$ 130.66
Construction Management Services LLC	004312	18	Playground Fence Assemble 04/21	\$ 260.00
Construction Management Services LLC	004327	21	Painting 05/21	\$ 3,300.00
Construction Management Services LLC	004327	22	Pergola Painting 05/21	\$ 6,735.00
Construction Management Services LLC	004340	24	Maintenance 05/21	\$ 284.80
Florida Department of Revenue	004329	Sales Tax 04/21	Sales Tax 04/21	\$ 49.46
Florida Patio Furniture, Inc.	004313	62270	Resling 03/21	\$ 1,603.00
Florida Power & Light Company	004341	Electric Summary 05/21	FPL Electric Summary Billing 05/21	\$ 4,560.93
FPL	004342	FPL #2 Summary05/21	FPL #2 Summary 05/21	\$ 149.80
Frontier Florida LLC dba Frontier Communications of Florida	004330	090719-5 05/21	941-776-3095-090719-5 05/21	\$ 450.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Geoffery Cordes	004328	GC051021	Board of Supervisors Meeting 05/10/21	\$ 200.00
Guardian Protection Services, Inc.	004332	58461091	Security Services 05/03/21 - 06/02/21	\$ 46.95
Gulf Business Systems	004314	283921	Monthly Billing Copy Machine 04/21	\$ 178.65
Gulf Business Systems	004343	285317	Monthly Billing Copy Machine 05/21/21-06/20/21	\$ 128.59
Harrison Ranch CDD	CD0336	CD0336	Debit Card Replenishment	\$ 1,057.32
James Webb	004344	3241	Campardy for Kids' Event 06/21	\$ 350.00
Julianne Giella	004331	JG051021	Board of Supervisors Meeting 05/10/21	\$ 200.00
Landscape Maintenance Professionals, Inc.	004345	159782	Monthly Maintenance 05/21	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004323	160091	Fertilization 04/21	\$ 3,665.00
Landscape Maintenance Professionals, Inc.	004323	160093	Pest Control 04/21	\$ 725.00
Landscape Maintenance Professionals, Inc.	004323	160121	Irrigation Repairs 05/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004323	160122	Irrigation Repairs 05/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004333	160176	Palm Removal 05/21	\$ 605.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004333	160210	Irrigation Repairs 05/21	\$ 22.50
Landscape Maintenance Professionals, Inc.	004333	160226	Irrigation Repairs 05/21	\$ 415.00
Landscape Maintenance Professionals, Inc.	004333	160227	Irrigation Repairs 05/21	\$ 311.60
Landscape Maintenance Professionals, Inc.	004333	160228	Irrigation Repairs 05/21	\$ 178.50
Landscape Maintenance Professionals, Inc.	004345	160247	Spring Annuals 05/21	\$ 15,621.75
Manatee County Sheriff Department	004315	461472	False Alarm 04/21	\$ 25.00
Marlin Business Bank	004334	18990197	Copystar Copier - Account # 1613410 05/21	\$ 255.65
MCUD	004316	Water Summary Bill 04/21	MCUD Water Summary 04/21	\$ 1,656.06
Pro Audio Services, Inc.	004335	19625	50% Balance - Project #17528 - Audio for Zoom Meetings 04/21	\$ 4,166.38
RB Owens Electric Inc	004317	20211429	Service Call 03/21	\$ 390.00
RB Owens Electric Inc	004346	20211930	Monthly Inspection 05/21	\$ 390.00
Rizzetta & Company, Inc.	004318	INV0000058158	District Management Fees 05/21	\$ 6,740.17
Rizzetta & Company, Inc.	004318	INV0000058387	BI-Weekly Payroll 04/21	\$ 3,557.18

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	004324	INV0000058407	BI-Weekly Payroll 05/21	\$ 3,557.18
Rizzetta Technology Services, LLC	004321	INV0000007481	Email & Website Hosting Services 05/21	\$ 175.00
S & G Pools, LLC	004347	05121	Monthly Pool Service - Three Times Weekly 05/21	\$ 1,225.00
Securiteam	004348	14163	Remote Video Monitoring 06/21-08/21	\$ 2,515.00
Sign A Rama	004319	INV-1438	Signs - Installation 03/21	\$ 239.00
Solitude Lake Management	004349	PI-A00597821	Monthly Lake and Wetland Services 05/21	\$ 3,753.32
Solitude Lake Management	004349	PI-A00597822	Monthly Lake and Wetland Services 05/21	\$ 12,362.06
Solitude Lake Management	004349	PI-A00597823	Monthly Midgefly Treatment 05/21	\$ 2,214.00
Solitude Lake Management	004349	PI-A00597824	Monthly Lake and Wetland Services 05/21	\$ 1,384.00
Solitude Lake Management	004349	PI-A00603641	Emergent Aquatic Installation 05/21	\$ 2,783.00
Solitude Lake Management	004349	PI_A00603638	Planting linstall 05/21	\$ 5,000.00
Solitude Lake Management	004320	SMOR-456871	Restoration of 10 Ponds 04/21	\$ 4,500.00
Susan Walterick	004337	SW051021	Board of Supervisors Meeting 05/10/21	\$ 200.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Symbiont Service Corp	004336	I14859	Service Call 05/21	\$ 98.00
Thomas Benton	004325	TB051021	Board of Supervisors Meeting 05/10/21	\$ 200.00
Victor G Colombo	004326	VC051021	Board of Supervisors Meeting 05/10/21	\$ 200.00
ZNS Engineering, L.C.	004350	141654	Engineering Services 03/21	\$ 113.00
ZNS Engineering, L.C.	004350	141655	Engineering Services WUP 03/21	<u>\$ 290.00</u>
Report Total				<u>\$ 130,622.42</u>