



Rizzetta & Company

Harrison Ranch Community Development District

Board of Supervisors' Meeting September 13, 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	KE Law Group
Interim Engineer	Rick Shappacher	Schappacher 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**

September 7, 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, September 13, 2021 at 6:30 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 ReportTab 1*
 - B.** Landscape Maintenance Updates
 - i. Presentation of LMP MQI ReportTab 2*
 - ii. Consideration of Landscape Enhancement Proposal.....Tab 3*
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Staff
 - i. Presentation of Management ReportTab 4*
 - F.** District Manager
 - i. Discussion Regarding Community Management Contract*
- 4. BUSINESS ITEMS**
 - A.** Consideration of Pressure Washing ProposalsUSC
 - B.** Consideration of Holiday Decorating Proposals.....Tab 5
 - C.** Consideration of Tablet Cost Share Agreement.....Tab 6
 - D.** Consideration of Patio Furniture Replacement Proposals.....Tab 7
 - E.** Discussion Regarding off Duty Sheriff's Services
 - F.** Consideration of Annual EGIS Insurance CoverageTab 8
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on July 12, 2021Tab 9
 - B.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on August 9, 2021Tab 10
 - C.** Consideration of Minutes of Board of Supervisors'
Continued Meeting held on August 24, 2021Tab 11
 - D.** Ratification of Operations & Maintenance
Expenditures for July 2021Tab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Harrison Ranch Community Development District

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, July 12, 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:

Ms. Giella Giella	Board Supervisor, Chairman
Ms. Walterick Walterick	Board Supervisor, Vice Chairman
Mr. Cordes Cordes	Board Supervisor, Asst. Secretary
Mr. Benton Benton	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Lauren Gentry	District Counsel; Hopping Green & Sams (via phone)
Rick Schappacher	District Engineer; Schappacher Engineering
Brian Schaub	Field Service Manager; Rizzetta & Company
Jordan Meissner	Solitude
Chris Byrne	Solitude
Chris Berry	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

A resident had a comment regarding the catfish isMs. Walterick s at the ponds. Solitude will provide a report regarding the catfish removal.

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 their routine maintenance had the ponds in good shape.

ii. Review of Post Alum Report

The Board reviewed the post alum report on ponds 19,20,36,41,49. Ms. Walterick asked how often this is done. Solitude responded that it is done as minimally as possible.

iii. Consideration of Proposal for Midge Fly Treatments

The Board reviewed the proposal from Solitude regarding midge fly treatments and decided to table the proposal until they have more information. The Board requested more information regarding necessity, and if it can be included in midge fly contract in the future. Solitude responded that the proposal is to address our current situation, cost is based on amount of product needed. Ms. McEvoy stated that this was originally a complaint from a resident, but has not received any recent complaints. It was stated that if not addressed, midges will continue to reproduce. Discussion regarding additional plants & fish (included in next f/y budget) enMs. Walterick d. Solitude will provide additional information at the next regular meeting.

iv. Consideration of Proposal for Aeration

The Board reviewed the proposals presentation by Solitude and discussion ensued. Pond 20 is small enough for solar, Pond 31 would require electric installation.

On Motion by Ms. Giella, seconded by Mr. Benton, with all in favor, the Board denied these proposals until next fiscal year for the Harrison Ranch Community Development District.

v. Consideration of R&D Testing Request

Solitude representees presented the information regarding the R&D testing. Ms. Gentry questioned whether there were any risks and wanted assurance that any products are in compliance with the EPA and our permits. Solitude to provide product name, details and usage, and include information in monthly reports.

On Motion by Ms. Walterick , seconded by Mr. Benton, with all in favor, the Board approved the proposal for R&D Testing on Ponds 38, 39, and 40, at no cost to District 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.

ii. Schedule for Field Service Report/Responses

Mr. Schuab with Rizzetta Field Services will perform inspections in July, September, November. LMP Representatives will provide reports August, October, December

On Motion by Mr. Benton, seconded by Mr. Cordes, with all in favor, the Board approved reducing the field service inspections to alternating months for the next six months, amending the current contract, with the ability to revert to monthly inspections if necessary for the Harrison Ranch Community Development District.

iii. Consideration of Landscape Proposals

On Motion by Mr. Cordes, seconded by Ms. Giella , with all in favor, the Board approved the proposal from LMP #72660 in the amount of \$5,155.25 to landscape the Corriente entrances for the Harrison Ranch Community Development District.

On Motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board approved proposal from LMP #72670 in the amount of \$594.00 for mulch in Normande East and the Corriente entrances for the Harrison Ranch Community Development District.

On Motion by Ms. Giella , seconded by Mr. Cordes, with all in favor, the Board approved proposals from LMP for Landscape Enhancements #72658, 72521, 72556 at a total cost of \$730.00 for the Harrison Ranch Community Development District.

On Motion by Ms. Giella , seconded by Mr. Benton, with all in favor, the Board voted to table proposals #72643, 72642, 72659, 7255 for the Harrison Ranch Community Development District.

C. District Counsel

Ms. Gentry updated the Board regarding Grand Oaks, advising that we were attempting to set a meeting with the homeowners, attended by Ms.

Giella and Ms. McEvoy. If it can't be resolved, it will be referred back to District Counsel and the Board for review.

D. District Engineer

i. SWFMD Recertification

Mr. Schappacher informed the Board the SWFMD Certification was overdue. Mr. Schappacher will provide a proposal for a full inspection of all property and will include the SWFMD inspection at that time.

ii. Parking Lot Resurfacing

Mr. Schappacher presented an estimate for the parking lot in the amount of \$43,144.05. Will be addressed at future meeting. Mr. Schappacher will also provide information regarding the drainage is Ms. Walterick in the dumpster.

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 informed the Board she will get a quote for an additional microphone for the sound system.

There was a discussion regarding the pool chaise lounges and The Board would like Ms. McEvoy to monitor the usage so they can determine if there is a need to replace or repair.

F. District Manager

Ms. McEvoy advised the next meeting is scheduled for Monday, August 9, 2021 at 6:30 pm at the Harrison Ranch Clubhouse.

FOURTH ORDER OF BUSINESS

Request for Variance – 9713 58th Street East

The Board reviewed the variance request, and decided to table the request until they can obtain additional information from District Counsel and the District Engineer.

FIFTH ORDER OF BUSINESS

Discussion Regarding Sandhill Cranes Killed on HR Blvd

The Board discussed the issue of the sandhill cranes that were killed on Harrison Ranch Blvd. Mr. Cordes will contact the city supervisor with regards to sidewalk repairs, crosswalks and additional signage.

SIXTH ORDER OF BUSINESS

**Consideration of Additional Fishing
Signage Ponds**

The Board requested that Ms. McEvoy send out an eblast to residents to educate and remind them that all issues should be reported to her.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Reserve
Study Update**

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the proposal for a reserve study update at a total cost of \$3,200.00 for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal to Purchase
Tablets (Cost Share with HOA)**

The Board would like to table this until the end of the fiscal year.

NINTH ORDER OF BUSINESS

**Ratification of Community Fitness
Classes Agreement**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors ratified the agreement for fitness classes for the Harrison Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Community Mobile
Dermatology Agreement**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors Ratified the agreement for the mobile dermatology services for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held on
June 14, 2021**

On a motion by Mr. Benton, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting, as presented held on June 14, 2021, for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Special Meeting held on
May 24, 2021**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' special meeting, as presented held on May 24, 2021, for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

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

On a motion by Ms. Benton, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the May 2021 (\$130,622.42) Operations & Maintenance Expenditures Report for the Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors adjourned the meeting at 4:18 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 regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, August 09, 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 <i>(via phone)</i>
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary <i>(via phone)</i>
Victor Colombo	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Lauren Gentry	KE Law Group, PLLC
Jere Earlywine	KE Law Group, PLLC
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

Ms. McEvoy announced that due to a possible COVID exposure risk, we will move directly to Item 3A of the Agenda, Consideration of District Counsel Options

THIRD ORDER OF BUSINESS

**Consideration of District Counsel
Options**

On a motion by Mr. Benton, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved Option 1: engaging KE Law Services to provide legal services to the District and canceling the current agreement with Hopping, Green & Sams for the Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2021/2022 Budget**

On a motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2021-2022 Budget for the Harrison Ranch Community Development District.

On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors continued the public hearing to August 24, 2021 at 6:30 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish FL 34219 for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing to Impose Special
Assessments**

On a motion by Mr. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors opened the public hearing on the special assessments for the Harrison Ranch Community Development District.

On a motion by Mr. Benton, seconded by Ms. Giella, with all in favor, the Board of Supervisors continued the public hearing to August 24, 2021 at 6:30 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish FL 34219 for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors continued the regular Board meeting to August 24, 2021 at 6:30 p.m. 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 continued meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Tuesday, August 24, 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
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary (via telephone)
Victor Colombo	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Lauren Gentry	District Counsel; KE Law Group (via phone)
Rick Schappacher	District Engineer; Schappacher Engineering
Jason ***	Solitude
Chris Berry	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

A resident had a comment regarding ongoing catfish issues at pond #37. Solitude and Ms. McEvoy will meet with resident onsite to evaluate.

A resident had concerns regarding pond #19. Solitude and Ms. McEvoy will meet with resident onsite to evaluate.

THIRD ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

i. Presentation of Waterway Inspection Report

The Board reviewed the Waterway Inspection Report. Jason stated that routine maintenance is keeping ponds in good condition and water lettuce is being aggressively treated.

ii. Consideration of Pond 21 Proposal

On Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board approved Solitude's proposal (without warranty) in the amount of \$6,250.00 for additional plants in Pond 21.

iii. Review of Pleco Report

Solitude stated that pleco removal is ongoing.

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report

Mr. Berry presented LMP's Quality Report to the Board and answered general questions.

ii. Schedule for Field Service Report/Responses

Ms. McEvoy stated that the previously approved schedule would continue, with Mr. Schuab with Rizzetta Field Services will performing inspections in September and November. LMP Representatives will provide reports for August, October, December

iii. Consideration of Landscape Proposals

On Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board approved the following proposals from LMP: #72868, 72871, 72872, 72873, 72894, 72895, 72898, at a total cost of \$7,611.75 for the Harrison Ranch Community Development District.

On Motion by Mr. Cordes, Seconded by Mr. Colombo, with all in favor, the Board ratified the prior approval of the following proposals: #72875 \$178.75, #73324 \$750.00, at a total cost of \$928.75 for the Harrison Ranch Community Development District.

On Motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board approved proposals from LMP for irrigation repairs: #72643, 69501, 68832, 72995, 72911, 72849, 72642, 72555, 72043, 72044, 69500 at a total cost of \$4,840.00 for the Harrison Ranch Community Development District.

C. District Counsel

Ms. Gentry advised that the firm continues to monitor legislative updates.

D. District Engineer

i. SWFMD Recertification

Mr. Schappacher informed the Board that he will follow up with Manatee County regarding county funding for crosswalks and will obtain proposals for painting same. Mr. Schappacher will also obtain a quote for the repair and cleanup of the clubhouse dumpster area. At Ms. McEvoy's request he inspected several mitered end sections and advises that repairs will be made in winter when water level is lower. Mr. Schappacher will provide a proposal for annual inspection of all ponds, trails, etc.

ii. Pool Variance Request

Mr. Schappacher stated that inasmuch as the County will not approve the variance, the request was not brought back to the Board of Supervisors for further consideration.

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 informed the Board that the tennis court resurfacing will begin in approximately five weeks.

Ms. McEvoy advised that she met with the reserve study company to prepare the preliminary update and is awaiting the draft report.

The matter of the trees in the conservation area behind 4826 100th Drive was reviewed with the Board of Supervisors agreeing that the homeowner can vertically trim any branches which are encroaching onto his property. The District is not responsible for this work.

Ms. McEvoy advised that she is in the process of obtaining pressure washing quotes.

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the purchase of five tablets, cost to be shared equally with the Harrison Ranch HOA, CDD Share not to exceed \$2,500.00 for the Harrison Ranch Community Development District.

F. District Manager

i. Consideration of Amenities Suspension/Guest Privileges

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the recommended suspension of privileges for six months for the Harrison Ranch Community Development District.

Ms. McEvoy advised the next meeting is scheduled for Monday, September 13, 2021 at 6:30 pm at the Harrison Ranch Clubhouse.

FOURTH ORDER OF BUSINESS

Consideration of Billiard Repair Proposal

The Board tabled this matter, as the damages are not sufficient to warrant repair at this time.

FOURTH ORDER OF BUSINESS

Public Hearing on FY 2021/2022 Budget & Imposing Special Assessments

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board re-opened the Public Hearing on FY 2021/2022 Budget and Imposing Special Assessments for the Harrison Ranch Community Development District.

There were no comments on the Budget.

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, The Board Closed the Public Hearing on the FY 2021/2022 Budget and Imposing Special Assessments for the Harrison Ranch Community Development District.

i. Presentation of FY 2021/2022 Budget

The Board of Supervisors reviewed the Approved Proposed Budget for FY 2021/2022. A resident requested clarification of the Term "Special Assessments." There were no other public comments.

ii. Consideration of Resolution 2021-05 Adopting FY 2021/2022 Budget

On a motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, The Board adopted Resolution 2021-05, which approves the FY 2021/2022 Budget for the Harrison Ranch Community Development District.

iii. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, The Board Adopted Resolution 2021-06 which would impose special assessments and certify the assessment roll for the Harrison Ranch Community Development District.

A. Consideration of Resolution 2021-07, Adopting FY 21-22 Meeting Schedule

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, The Board adopted Resolution 2021-07, which will approve the fiscal year 2021-2022 meeting schedule for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for June 2021

On a motion by Ms. Walterick, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the June 2021 (\$125,209.34) Operations & Maintenance Expenditures Report for the Harrison Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the meeting at 8:34 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 July 2021 For Board Approval

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

The total items being presented: **\$76,039.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bright House Networks	004403	088053901071921	0050880539-01 - Gym 07/21	\$ 130.66
Childlike Productions	004392	INV8496	Face Painter - Summer Splash Event 07/21	\$ 425.00
Fitrev, Inc	004393	23555	Service Call 06/21	\$ 40.00
Florida Department of Revenue	004394	Sales Tax 06/21	Sales Tax 06/21	\$ 203.22
Florida Power & Light Company	004405	Electric Summary 07/21	FPL Electric Summary Billing 07/21	\$ 5,126.00
FPL	004406	FPL #2 Summary 07/21	FPL #2 Summary 07/21	\$ 135.82
Frontier Florida LLC dba Frontier Communications of Florida	004407	090719-5 07/21	941-776-3095-090719-5 07/21	\$ 445.74
Geoffery Cordes	004404	GC071221	Board of Supervisors Meeting 07/12/21	\$ 200.00
Gigliotti Rentals LLC	004395	2691	Waterslide Rental for Summer Splash 07/21	\$ 500.00
Guardian Protection Services, Inc.	004409	58948627	Security Services 07/03/21 - 08/02/21	\$ 46.95
Harrison Ranch CDD	CD0340	CD0340	Debit Card Replenishment	\$ 1,144.67
Innersync Studio LLC	004414	19559	CDD Website Services 07/21	\$ 384.38
Julianne Giella	004408	JG071221	Board of Supervisors Meeting 07/12/21	\$ 200.00
Landscape Maintenance Professionals, Inc.	004415	161134	Monthly Maintenance 07/21	\$ 30,123.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 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.	004396	161304	Irrigation Repairs 06/21	\$ 80.00
Landscape Maintenance Professionals, Inc.	004390	161305	Shell Mulch Installed 07/21	\$ 1,875.00
Landscape Maintenance Professionals, Inc.	004390	161306	Tree Removal 07/21	\$ 247.50
Landscape Maintenance Professionals, Inc.	004396	161317	Irrigation Repairs 06/21	\$ 40.00
Landscape Maintenance Professionals, Inc.	004390	161323	Palm Removal 06/21	\$ 605.00
Landscape Maintenance Professionals, Inc.	004396	161352	Irrigation Repairs 06/21	\$ 80.00
Landscape Maintenance Professionals, Inc.	004396	161416	Pest Control 06/21	\$ 725.00
Landscape Maintenance Professionals, Inc.	004396	161438	Irrigation Repairs 06/21	\$ 40.00
Manatee County Sheriff Department	004410	473579	False Alarm 07/21	\$ 50.00
Marlin Business Bank	004411	19133890	Copystar Copier - Account # 1613410 07/21	\$ 351.31
MCUD	004397	Water Summary Bill 06/21	MCUD Water Summary 06/21	\$ 4,526.12
Rizzetta & Company, Inc.	004391	INV0000059380	District Management Fees 07/21	\$ 6,740.17
Rizzetta & Company, Inc.	004398	INV0000059618	BI-Weekly Payroll 07/21	\$ 3,729.98
Rizzetta & Company, Inc.	004412	INV0000059675	Mass Mailings 07/21	\$ 1,441.12

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 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.	004412	INV0000059948	BI-Weekly Payroll 07/21	\$ 3,729.98
S & G Pools, LLC	004416	07121	Monthly Pool Service - Three Times Weekly 07/21	\$ 1,225.00
Schappacher Engineering, LLC	004399	1930	Engineering Services 06/21	\$ 831.25
Solitude Lake Management	004417	PI-A00630145	Monthly Lake and Wetland Services 07/21	\$ 3,753.32
Solitude Lake Management	004417	PI-A00630146	Monthly Midgefly Treatment 07/21	\$ 2,214.00
Solitude Lake Management	004417	PI-A00630147	Aerator Maintenance Services 07/01/21- 09/30/21	\$ 309.00
Susan Walterick	004413	SW071221	Board of Supervisors Meeting 07/12/21	\$ 200.00
The Villas of Harrison Ranch Homeowners	004400	Villas 070721	Cost Share - 30% Irrigation 04/21-06/21	\$ 263.08
Thomas Benton	004402	TB071221	Board of Supervisors Meeting 07/12/21	\$ 200.00
ZNS Engineering, L.C.	004401	142307	Engineering Services 05/21	\$ 3,387.00
ZNS Engineering, L.C.	004401	142308	Engineering Services WUP 05/21	<u>\$ 290.00</u>
Report Total				<u>\$ 76,039.27</u>