

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**

June 6, 2022

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 13, 2022 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
 - ii. Consideration of Revised 2022 Water Quality Assessment AgreementTab 2
 - iii. Consideration of Proposals for Nutrient Abatement for Ponds 20 and 31.....Tab 3
 - iv. Presentation of Historical Status ReportTab 4
 - B. Landscape Maintenance Updates**
 - i. Presentation of MQI ReportTab 5
 - ii. Consideration of Landscape ProposalsTab 6
 - C. District Counsel**
 - i. Status of Grand Oak Resident Encroachment
 - ii. Status of Encroachment on CDD Property by Resident
 - iii. Update Regarding Traffic Enforcement Agreement
 - D. District Engineer**
 - E. District Manager/Staff Reports**
 - i. Management ReportTab 7
 - ii. Action Items ListTab 8
- 4. BUSINESS ITEMS**
 - A. Ratification of Proposal for Replacement of Pool Pump.....Tab 9**
 - B. Consideration of Payment Plan for Light Pole DamageTab 10**
 - C. Consideration of Sign Proposal.....Tab 11**
 - D. Consideration of Proposals for A/C Unit Repair/ Replacement.....Tab 12**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 9, 2022Tab 13**
 - B. Ratification of Operations & Maintenance Expenditures for April 2022Tab 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.

Sincerely,

Barbara McEvoy

Barbara McEvoy
District Manager

Tab 13

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 9, 2022 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, Chair
Sue Walterick	Board Supervisor, Vice Chair
Geoffrey Cordes	Board Supervisor, Asst. Secretary
Tom Benton	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	District Manager/Community Manager; Rizzetta & Company
Lauren Gentry	KE Law Group, PLLC
Rick Schappacher	District Engineer
Jason Jaszczak	Solitude (via phone)
Chris Berry	LMP
Scott Carlson	LMP (via phone)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

SECOND ORDER OF BUSINESS

Audience Comments

An audience member addressed the Board regarding Grand Oak Community cleaning CDD property. The Board directed Ms. Gentry to send 2nd notice giving 1 week to remove swings, hammock, etc. or the District will proceed with civil action and/or have law enforcement accompany the District to remove and to copy the HOA on the notification.

An audience member addressed the Board regarding marking property line and installing fence.

THIRD ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

i. Presentation of Waterway Inspection Report

The Board inquired if areas of erosion are the same as identified in the District Engineer's report. Mr. Schappacher will verify and report back.

ii. Presentation of Service History Report

The Board reviewed the service history report.

iii. Presentation of Status Report of all Ponds

Ms. McEvoy and Matt will be meeting to review.

iv. Consideration of 2022 Water Quality Assessment Agreement

Mr. Jaszczak will update to remove ponds and will provide a summary of prior testing.

On a motion by Ms. Walterick, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the Solitude proposal pending correction of ponds included, for the Harrison Ranch Community Development District.

v. Presentation of Pond 37 Pleco Report

Mr. Jaszczak will bring net to "spot check".

B. Landscape Maintenance Update

i. Presentation of Field Inspection Report & MQI Report

Mr. Carlson explained scoring on the MQI improvement from April to May. He also stated that the palms will be trimmed in June per the contract.

ii. Consideration of Landscape Enhancement Proposals

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the LMP proposals #77115, #77398, #77400, #77399, #77307 and #77397 to move gingers, sod on Harrison Ranch Boulevard and irrigation 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 approved the LMP proposal #77435 for the annual rotation for the Harrison Ranch Community Development District.

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the LMP proposals #77306 and #76637 for scrubber valves and irrigation control valves for the Harrison Ranch Community Development District.

C. District Counsel

Ms. Gentry provided an update regarding the traffic enforcement agreement and has reached out to Manatee County.

D. District Engineer

Mr. Schappacher reviewed the phased pond bank work with the Board and stated the best time to do the work is December through February.

E. District Manager/ Staff

i. Management Report

Ms. McEvoy reviewed her report with the Board. She stated that seats #1, #2 and #3 are up for election this November. The qualifying period is Noon June 13, 2022 through Noon June 17, 2022.

The next CDD meeting will be June 13, 2022 at 6:30 p.m.

ii. Presentation of Voter Count Registration Letter

Ms. McEvoy stated the Manatee County registered voter count for Harrison Ranch CDD is 2,157.

FOURTH ORDER OF BUSINESS

**Presentation of FY 2022-2023
Proposed Budget**

**1. Consideration of Resolution 2022-08, Approving Proposed Budget
and Setting Date for PH**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved Resolution 2022-08 Approving Proposed Budget for Fiscal Year 2022/2023 and Setting Date for Public Hearing for August 8, 2022 at 6:30 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-09,
General Election Resolution**

On a motion by Mr. Benton, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved Resolution 2022-09; General Election for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Pressure Washing

On a motion by Mr. Benton, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the pressure washing proposal for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Interior Clubhouse Lighting Proposals

On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved the Owens Electric proposal in the amount of \$14,773.90, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Parking Lot Lighting Proposals

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved Owens Electric proposal in the amount of \$8,940.00, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Playground Fence and Structure Proposals

This was tabled pending additional amenity information.

TENTH ORDER OF BUSINESS

Consideration of Pool Heater Proposals

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the Symbiont proposals #5954 in the amount of \$3,8880.75 and #6063 in the amount of \$1,225.08 for the Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Clearing of CDD Property 58th Street East

Ms. Gentry will prepare a letter to the homeowner which will state to cease and desist any ongoing maintenance and return the area to its natural state and if clearing continues the District will charge all costs to the homeowner.

On a motion by Mr. Benton, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved Ms. Gentry to send a cease-and-desist letter to the homeowner for the Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposals for
Benches on Harrison Ranch Boulevard**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved to proceed with the grant program at a not-to-exceed amount of \$9,500.00, for the Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Exterior
Doors**

This item was tabled. The door appears to be functional, will review in summer.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Updated
Subcontractor Agreements**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors approved the subcontractor agreements Donkor Tennis, Aqua Aerobics and Fitness with Donte, for the Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
April 11, 2022**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved the meeting minutes from the Board of supervisors' regular meeting held on April 11, 2022 for the Harrison Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Ratification of O&M Board
Expenditures for March 2022**

On a motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors ratified the O&M Board expenditures for March 2022 (\$112,153.51) for the Harrison Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor Requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cordes, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:20 p.m. for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 14

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$136,221.86**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony Cerroni	4749	040522 Cerroni	Tennis Court Repairs 04/22	\$ 37.83
Charter Communications	4749	8.80539E+13	0050880539-01 - Gym 04/22	\$ 152.78
Countryside Plumbing, Inc.	4749	211206	Service Call - 11/21	\$ 125.00
Countryside Plumbing, Inc.	4749	211210	Service Call - 12/21	\$ 142.00
David Cope	4749	31822	Trap and Remove Wild Hogs 01/22-02/22	\$ 2,000.00
Florida Department of Revenue	4749	Sales Tax 03/22	51-8015668220-6 Sales Tax 03/22	\$ 65.80
Florida Power & Light Company	4749	Electric Summary 04/22	FPL Electric Summary Billing 04/22	\$ 5,917.16
FPL	4749	FPL #2 Summary 04/22	FPL #2 Summary 04/22	\$ 179.24
Frontier Florida LLC dba Frontier Communications of Florida	4749	090719-5 04/22	941-776-3095-090719-5 04/22	\$ 493.17
Gator Air Conditioning, Inc.	4749	2043154	Service Call 02/22	\$ 1,462.00
Geoffery Cordes	4749	GC041122	Board of Supervisors Meeting 04/11/22	\$ 200.00
Gulf Business Systems	4749	302190	Toner 03/22	\$ 8.00
Gulf Business Systems	4749	305178	Monthly Billing Copy Machine 03/21/22-04/20/22	\$ 67.71
Gulf Business Systems	4749	305180	Monthly Billing Copy Machine 04/21/22-05/20/22	\$ 22.00
Harrison Ranch CDD	4749		Debit Card Replenishment	\$ 1,881.74

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync Studio LLC	4749	20236	CDD Website Services 04/22	\$ 384.38
James R Paris III	4749	285	Flow Meter Testing 03/22	\$ 450.00
Jan-Pro of Manasota	4749	70925	Janitorial Services 04/22	\$ 850.00
Julianne Giella	4749	JG041122	Board of Supervisors Meeting 04/11/22	\$ 200.00
KE Law Group, PLLC	4749	1830	Legal Services 03/22	\$ 2,734.53
Kelly Turner	4749	031122 Turner	Comedy Night 5/28/22	\$ 650.00
Landscape Maintenance Professionals, Inc.	4749	166670	Irrigation Repairs 03/22	\$ 235.00
Landscape Maintenance Professionals, Inc.	4749	166681	Pest Control 03/22	\$ 8,057.00
Landscape Maintenance Professionals, Inc.	4749	166758	Monthly Maintenance 04/22	\$ 30,574.84
Landscape Maintenance Professionals, Inc.	4749	166959	Irrigation Repairs 03/22	\$ 680.00
Landscape Maintenance Professionals, Inc.	4749	166998	Fertilization 03/22	\$ 7,715.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	4749	166999	Pest Control 03/22	\$ 725.00
Landscape Maintenance Professionals, Inc.	4749	167025	Irrigation Repairs 04/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	4749	167027	Irrigation Repairs 04/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	4749	167028	Irrigation Repairs 04/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	4749	167029	Irrigation Repairs 04/22	\$ 425.00
Landscape Maintenance Professionals, Inc.	4749	167030	Irrigation Repairs 04/22	\$ 425.00
McClatchy Company, LLC	4749	105019	Legal Advertising 814930 03/22	\$ 234.67
MCSO Off Duty	4749	40414	Security/Escort/Traffic Services 03/22	\$ 1,080.00
MCUD	4749	Water Summary Bill 03/22	MCUD Water Summary 03/22	\$ 2,877.43
Piper Fire Protection, Inc.	4749	106052	Service Call 03/22	\$ 295.50
RB Owens Electric Inc	4749	20225632	March Inspection 03/22	\$ 3,149.20
RB Owens Electric Inc	4749	20225648	Service Call - Street Lights 03/22	\$ 650.00
RB Owens Electric Inc	4749	20225650	Service Call - Street Lights 03/22	\$ 4,736.46
RB Owens Electric Inc	4749	20225702	Service Call - Photocell Warranty Plastic Cover 03/22	\$ 150.00
RB Owens Electric Inc	4749	20225815	Service Call - Street Lights 04/22	\$ 921.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RB Owens Electric Inc	4749	20225842	Service Call 04/22	\$ 817.50
Rizzetta & Company, Inc.	4749	INV0000067059	District Management Fees 04/22	\$ 5,493.75
Rizzetta & Company, Inc.	4749	INV0000067133	Personnel Reimbursement 03/25/22	\$ 3,970.13
Rizzetta & Company, Inc.	4749	INV0000067280	Personnel Reimbursement 04/08/2022	\$ 3,970.13
Rizzetta & Company, Inc.	4749	INV0000067694	Personnel Reimbursement 04/22/22	\$ 3,960.06
S & G Pools, LLC	4749	4222	Monthly Pool Service - Three Times Weekly 04/22	\$ 1,633.00
Sashi Baez	4749	030822 Addi's	Egg Hunt Entertainment 04/16/22	\$ 1,050.00
Schappacher Engineering, LLC	4749	2120	Engineering Services 03/22	\$ 700.00
Securiteam	4749	12048033022	Service Call 04/22	\$ 150.00
Sign A Rama	4749	INV-2948	U-channnel Post 04/22	\$ 59.00
Solitude Lake Management	4749	PI-A00781666	Vegetation Removal 03/22	\$ 11,990.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management	4749	PI-A00789833	Monthly Lake and Wetland Services 04/22	\$ 3,865.92
Solitude Lake Management	4749	PI-A00789834	Monthly Midgefly Treatment 04/22	\$ 2,214.00
Solitude Lake Management	4749	PI-A00789835	Aerator Maintenance Services 04/01/22-06/30/22	\$ 309.00
Solitude Lake Management	4749	PI-A00789836	Fisheries Management Services 04/01/22-06/30/22	\$ 1,038.00
Solitude Lake Management	4749	PI-A00796082	Planting 04/22	\$ 8,636.00
Susan Walterick	4749	SW041122	Board of Supervisors Meeting 04/11/22	\$ 200.00
Symbiont Service Corp	4749	i22233	Replace Compressor and TXV 03/22	\$ 2,823.93
Symbiont Service Corp	4749	i22234	Replace Compressor 03/22	\$ 2,916.18
Symbiont Service Corp	4749	i25647	Service Call 03/22	\$ 253.43
Thomas Benton	4749	TB041122	Board of Supervisors Meeting 04/11/22	\$ 200.00
Victor G Colombo	4749	VC041122	Board of Supervisors Meeting 04/11/22	\$ 200.00
Report Total				<u>\$ 136,221.86</u>