

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 2, 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, September 12, 2022 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. Call In number is 929-205-6099, Meeting ID: 447 154 8576. 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. Presentation of Service History ReportTab 2
 - iii. Discussion on Pond 21Tab 3
 - iv. Discussion on Pond 19Tab 4
 - B. Landscape Maintenance Updates**
 - i. Presentation of MQI ReportTab 5
 - ii. Weed Control Report – August.....Tab 6
 - iii. Consideration of Landscape & Irrigation ProposalsTab 7
 - iv. Ratification of Landscape ProposalTab 8
 - C. District Counsel**
 - D. District Engineer**
 - i. Parking Lot IssuesTab 9
 - ii. Clubhouse DrainageTab 10
 - E. District Manager/Staff Reports**
 - i. Management Report.....Tab 11
 - ii. Action Items ListTab 12
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-13; Setting FY 22-23 Meeting ScheduleTab 13**
 - B. Consideration of Resolution 2022-14; Declaring VacancyTab 14**
 - C. Consideration of Addendum to Website Agreement.....Tab 15**
 - D. Consideration of First Addendum for Community Management ServicesTab 16**
 - E. Consideration of Alternate HVAC Maintenance Service.....Tab 17**
 - F. Consideration of Alternate Pest Control ProposalsTab 18**
 - G. Consideration of Proposal for Repairs to Trail Bridges Behind ClubhouseTab 19**
 - H. Consideration of Holiday Lighting Proposal Tab 20**
 - I. Review of May 17, 2017 Engineers Study Regarding Pool SystemTab 21**

- J. Consideration of Draft RFP for Aquatic ServicesTab 22
- K. Discussion of Tennis Court IssuesTab 23
- L. Consideration of Crosscreek Environmental ProposalTab 24
- M. Consideration of Updated Insurance Property ScheduleTab 25
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on August 8, 2022Tab 26
 - B. Ratification of Operations & Maintenance
Expenditures for July 2022Tab 27
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. 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

RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2022/2023; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Harrison Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Manatee County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the district now desires to set an annual meeting and workshop schedule for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022 (“Fiscal Year 2021/2022”), which is attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT:**

1. The Fiscal Year 2022/2023 annual meeting and workshop schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved, and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of September, 2022.

ATTEST:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Annual Meeting Schedule

EXHIBIT “A”

BOARD OF SUPERVISORS MEETING AND WORKSHOP DATES HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023

The Board of Supervisors of the Harrison Ranch Community Development District (“District”) will hold their regular meetings for Fiscal Year 2022/2023 (beginning October 1, 2022, and ending September 30, 2023) at Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 at the below indicated times, for the purpose of considering any business that may come before the Board on the following dates:

October 10, 2022	6:30 PM
November 14, 2022	6:30 PM
December 12, 2022	6:30 PM
January 9, 2023	6:30 PM
February 13, 2023	6:30 PM
March 13, 2023	6:30 PM
April 10, 2023	6:30 PM
May 8, 2023	6:30 PM
June 12, 2023	6:30 PM
July 10, 2023	6:30 PM
August 14, 2023	6:30 PM
September 11, 2023	6:30 PM

Additionally, the Board of Supervisors for the District will hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board, and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will take place at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, at the below indicated times, on the following dates:

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 9428 Camden Field Parkway, Riverview, FL 33578, or by phone at 813-533-2950, or by visiting the District’s website: <https://www.harrisonranchcdd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Barbara McEvoy
District Manager

Tab 14

RESOLUTION 2022-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT
DECLARING A VACANCY PURSUANT TO SECTION
190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Harrison Ranch Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, in November 2022, three (3) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 3; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare this seat vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to any vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The following seat is hereby declared vacant effective as of November 22, 2022, which is the second Tuesday following the November 8, 2022 election day: Seat #3 (currently held by Victor Colombo).

SECTION 2. Pursuant to Section 190.006(3)(b), Florida Statutes, and until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of September, 2022.

ATTEST

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:_____

Chairperson

Tab 15

Addendum

Addendum A to Campus Suite Contract:

Contract effective date: 1/1/2022

Statement of Work

2. Maintenance and Management of the Website.

2. Remediate in an ADA compliant format new documents uploaded by the District Manager to the document portal;*

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

B. Maintenance.

ii. remediate new documents on an unlimited basis; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager's submission for such request.

Section 3. Compensation.

B. Maintenance. For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019 the District shall pay Contractor (\$1,515.00) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii).

PROVIDER: Innersync Studio, Ltd.

By: _____ Date: _____

Authorized Representative
Innersync Studio, LLC

USER: Harrison Ranch Community Development District

By: _____ Date: _____

Print name:_____

Tab 16

FIRST ADDENDUM TO THE CONTRACT FOR COMMUNITY MANAGEMENT SERVICES

This First Addendum to the Contract for Community Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2022 (the “**Effective Date**”), by and between **Harrison Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Community Management Services dated October 1, 2021 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Section V. B. of Attachment B to the Contract, for On-Going District Management Services, and Section VI of Attachment B to the Contract, as further described in this Addendum;

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend Standard On-Going Services attached.

The amended Attachment - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: _____

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Attachment B, Section V. B. – Schedule of Fees
Attachment B, Section VI – Additional Services

Section V. B.
Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$1,979.75	\$23,757
Administrative:	\$517.67	\$6,212
Accounting:	\$1,785.33	\$21,424
Financial & Revenue Collections:	\$468.67	\$5,624
Assessment Roll ⁽¹⁾		\$5,624
Total Standard On-Going Services:	\$4,751.42	\$62,641

(1) Assessment Roll is paid in one lump-sum after the roll is created (October).

Section VI Additional Services

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six–Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

Tab 26

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 8, 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
Victor Colombo	Board Supervisor, Asst. Secretary
Geoffrey Cordes	Board Supervisor, Asst. Secretary

Also present were:

Barbara McEvoy	General Manager, Rizzetta & Company
Lauren Gentry	KE Law Group, PLLC
Rick Schappacher	District Engineer
Matt Kramer	Representative, Solitude
Chris Berry	Representative, LMP

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

SECOND ORDER OF BUSINESS

Audience Comments

No audience member comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Pond & Mitigation Maintenance Update

i. Presentation of Waterway Inspection Report

Solitude is on site 5-6 times per month spraying invasive weeds and shoreline grasses. Ms. Walterick questioned pond 42 oil and gas residue and asked this this is a pollution concern. Mr. Kramer stated no concern, it is often just stormwater run-off.

The Algae is under control at pond 42 and getting the most attention.

ii. Presentation of Service History Report

Ms. McEvoy asked if there is a schedule for fish stocking. Mr. Kramer stated it is done as needed for biological control, submerged weeds and midge control. Sport fish stocking is determined by the Board.

iii. Presentation of Historical Status Report

The Board reviewed the report and stated that format was acceptable, requested that aeration history and more information regarding total number of plantings, etc. be added. Also indicate "routine maintenance" (no immediate concern). Mr. Cordes requested a 12-month projected plan with forward thinking for plants and fish.

iv. Review of Pond 19

This pond is very shallow - dredging is not an option. The Board asked if it was possible to add more plants. Solitude and the District Engineer to evaluate further.

B. Landscape Maintenance Update

i. Presentation of MQI Report

Mr. Berry presented the MQI report to the Board and reported as follows:

- Property is in great shape overall for this time of year. (hot and rainy)

Ms. Walterick addressed resident complaint regarding edging. Per Mr. Berry there is no encroachment, gap is forming, and edging is performed per standards. Weeds are currently sprayed on a 3-week rotation.

ii. Ratification of Approved Irrigation Proposal

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the LMP proposal #78689 in the amount of \$95.00 for irrigation, for the Harrison Ranch Community Development District.

iii. Consideration of Landscape Proposals

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved the LMP proposals #77909 in the amount of \$4,879.77 for Jasmine at HRB/48th Street and #78613 for irrigation cell module in the amount of \$990.00 for irrigation cellular module, for the Harrison Ranch Community Development District.

C. District Counsel

Ms. Gentry advised she is finalizing payment agreement for light pole at Erie Road.

D. District Engineer

Mr. Schappacher reported that the clubhouse drainage project is completed, and he is re-checking the sidewalk by the pool as well as obtaining corrected records drawings. The nature trails are also completed. He continues to address the parking lot punch list and striping issues. He recommends considering a proposal for long-lasting thermo-striping at a future meeting approximately 12-18 months after installation.

E. District Manager/ Staff**i. Management Report**

The next CDD meeting will be September 12, 2022 at 6:30 p.m.

ii. Action Items List

Ms. McEvoy reported the following:

- Updating the asset list with the insurance company.
- Marquee sign – Owner of commercial property is finalizing some other issues and hopes to be in touch in a couple weeks.
- Need to reschedule the August 23, 2022 workshop.
- Damaged pole light at pool – Owens Electric removed the light and inspected all others. Will provide a proposal as needed.
- Pool phosphorus treatment completed.
- Playground update – The Cost Share Agreement was signed by CDD & HOA. In process of finalizing orders with vendors.
- Bus stops – have been moved the clubhouse parking lot. Might need to move bike rack from Bradford to far end of parking lot.
- Modifying the newsletter to include monthly community updates

FOURTH ORDER OF BUSINESS**Consideration of Clubhouse
Vandalism Issues (under separate
cover)**

The resident appeared with her child to address the Board, at which time the child admitted guilt and was suspended for one (1) year. The Board requested that staff determine costs including staff expenses and material costs and send a letter to the parent to pay in full. The entire family is suspended until paid and the friend involved has also been trespassed.

On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors directed staff to determine costs including staff expenses and send letter to parent to pay in full, child is suspended for one (1) year, and family will be suspended until the full amount of damages is paid, for the Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2022-2023 Final Budget**

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2022/2023 Budget, for the Harrison Ranch Community Development District.

An audience member addressed the Board regarding tree trimming expenses and schedule.

An audience member addressed the Board regarding tree trimming.

An audience member addressed the Board regarding pond bank erosion.

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors closed the Public Hearing, for the Harrison Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-11;
Adopting Fiscal Year 2022-2023 Final
Budget**

On a motion by Ms. Walterick, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved Resolution 2022-11; Adopting Fiscal Year 2022-2023 Final Budget, for the Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Levying of
Assessments for Fiscal Year 2022-2023**

On a motion by Mr. Cordes, seconded by Mr. Columbo, with all in favor, the Board of Supervisors opened the Public Hearing on Assessments, for the Harrison Ranch Community Development District.

An audience member addressed the Board about possible reduction of assessments in the future.

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors closed the Public Hearing, for the Harrison Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-12;
Levying of Assessments for Fiscal
Year 2022-2023**

On a motion by Ms. Giella, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved Resolution 2022-12; Levying of Assessments for Fiscal Year 2022-2023 Final Budget, for the Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2022-13;
Setting Fiscal Year 2022-2023 Meeting
Schedule**

This item was tabled to the September CDD meeting. Need to add workshop dates.

TENTH ORDER OF BUSINESS**Review of Resolution 2007-21;
Emergency Spending Authority**

The Board reviewed section 2 which states that the District Manager has up to \$5,000.00 spending authority. The District Manager and Chairman have the authority for emergencies exceeding \$5,000.00

ELEVENTH ORDER OF BUSINESS**Review of Tennis Court Surface Issues**

The tennis court surface is peeling and bubbling. The work was completed in October 2021 and is still under warranty. If no response is received to email notification by August 15, 2022, the Board requested Ms. Gentry to send formal notice. Patching is not acceptable as repair.

TWELFTH ORDER OF BUSINESS**Review of May 30, 2017 Engineer's
Study Regarding Pool System**

This item was tabled to the September meeting.

THIRTEENTH ORDER OF BUSINESS**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
July 11, 2022**

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

FOURTEENTH ORDER OF BUSINESS**Ratification of O&M Board
Expenditures for June 2022**

On a motion by Mr. Colombo, seconded by Ms. Giella, with all in favor, the Board of Supervisors ratified the O&M Board expenditures for June 2022 (\$165,243.61) for the Harrison Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Cordes requested addressing the weeds on NE trails.

Mr. Cordes asked when will the pond bank work be going out for bid. Mr. Schappacher stated in January.

Mr. Cordes asked to check on the pool hours on the website.

Mr. Cordes inquired about LMP doing copper sulfate treatment on trees and when.

Mr. Cordes inquired about the regular inspection of pole lights at the pool.

Mr. Cordes asked that Pond RFP be added to the next meeting and to include:

- Itemized report
- Maintenance
- Planning
- Annual Plan
- Recommendations
- Inspect all ponds
- Ms. Walterick to review the work with Ms. Gentry and Ms. McEvoy.

Ms. Giella advised the Board that she LMP to advise their crew not to throw edging blades in conservation area.

Ms. Giella stated that the clippings at pond 21 seems better.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Colombo, seconded by Mr. Cordes, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:21 p.m. for the Harrison Ranch Community Development District.

Asst. Secretary

Chair / Vice Chair

Tab 27

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures July 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$188,132.44**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation LLC	004864	30	Nature Trail Repairs 07/22	\$ 12,200.00
Beeman Stan Roberts, LLC	004848	2187	Bee Removal 06/22	\$ 250.00
Bright House Networks	004840	088053901061922	0050880539-01 - Gym 07/22	\$ 152.78
Construction Management Services LLC	004867	1035	Handyman Repairs 06/22	\$ 252.80
Countryside Plumbing, Inc.	004852	211224	Service Call - 07/22	\$ 115.00
Countryside Plumbing, Inc.	004880	9329351898	Backflow Testing 06/22	\$ 150.00
David Cope	004868	072622 Cope	Trap and Remove Wild Hogs 06/22-07/22	\$ 1,150.00
FL Dept of Health in Manatee County	004856	41-BID-5889315	Annual Pool Operating Permit 06/22	\$ 250.00
Florida Department of Revenue	004853	Sales Tax 06/22	Sales Tax 06/22	\$ 93.06
Florida Power & Light Company	004836	Electric Summary 05/22	FPL Electric Summary Billing 05/22	\$ 11,203.77
Florida Power & Light Company	004878	Electric Summary 07/22	FPL Electric Summary Billing 07/22	\$ 6,139.39
FPL	004837	FPL #2 Summary 06/22	FPL #2 Summary 05/22	\$ 207.58
FPL	004869	FPL #2 Summary 07/22	FPL #2 Summary 07/22	\$ 199.05

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida LLC dba Frontier Communications of Florida	004854	090719-5 07/22B	941-776-3095-090719-5 07/22B	\$ 5.11
Gate Pros Inc	004841	7210	Service Call 05/26/22	\$ 650.00
Gator Air Conditioning, Inc.	004842	0002045665	Service Call 06/22	\$ 72.00
Geoffery Cordes	004851	GC071122	Board of Supervisors Meeting 07/11/22	\$ 200.00
Gulf Business Systems	004870	309704	Monthly Billing Copy Machine 07/21/22-08/20/22	\$ 87.11
Harrison Ranch CDD	CD0368	CD0368	Debit Card Replenishment	\$ 687.77
Harrison Ranch CDD	CD0367	CD0367	Debit Card Rplenishment	\$ 665.91
Harrison Ranch CDD	CD0365	CD0365	Debit Card Replenishment	\$ 1,011.49
Innersync Studio LLC	004843	20473	CDD Website Services 07/22	\$ 384.38
Jan-Pro of Manasota	004871	72260	Janitorial Services 07/22	\$ 850.00
Jonathan Wayne Wilson	004858	062222 Parrish	Heat Pump Repairs 06/22	\$ 4,100.00
Julianne Giella	004855	JG071122	Board of Supervisors Meeting 07/11/22	\$ 200.00
KE Law Group, PLLC	004844	2951	Legal Services 06/22	\$ 1,759.50

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
KE Law Group, PLLC	004844	3026	Legal Services 05/22	\$ 5,257.46
Kelly Turner	004877	072722 Turner	Comedy Night Entertainment	\$ 650.00
Lance Biddle	004865	072122 Biddle	Country Rock Band Entertainment - Deposit	\$ 625.00
Landscape Maintenance Professionals, Inc.	004872	168740	Monthly Maintenance 07/22	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	004872	168741	Fuel Surcharge 07/2022	\$ 602.46
Landscape Maintenance Professionals, Inc.	004872	168893	Pest Control 06/22	\$ 725.00
Landscape Maintenance Professionals, Inc.	004872	168910	Irrigation Repairs 07/22	\$ 175.00
Lori Voelkel	004861	070122 Voelkel	Clubhouse Rental Cancellation - Refund	\$ 150.00
Manatee County Sheriff Department	004838	510191	Annual Alarm Permit Fee 07/22	\$ 5.00
Marlin Business Bank	004873	19945895	Copystar Copier - Account # 1613410 07/22	\$ 354.25
MCUD	004857	Water Summary Bill 06/22	MCUD Water Summary 06/22	\$ 5,316.12
Natalie Block	004866	070622 Block	Hula Dance Instruction 07/22	\$ 150.00
RB Owens Electric Inc	004874	20226259	Monthly Repairs 06/22	\$ 2,699.10

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RB Owens Electric Inc	004874	20226433	Service Call 07/22	\$ 390.00
Rizzetta & Company, Inc.	004845	INV0000069329	District Management Fees 07/22	\$ 6,243.75
Rizzetta & Company, Inc.	004845	INV0000069582	Personnel Reimbursement 07/22	\$ 14,472.38
Rizzetta & Company, Inc.	004859	INV0000069595	Mass Mailings 07/22	\$ 1,505.89
Rizzetta & Company, Inc.	004875	INV0000069934	Personnel Reimbursement 07/22	\$ 5,130.07
Rizzetta & Company, Inc.	004879	INV0000070254	Personnel Reimbursement 07/22	\$ 5,130.07
S & G Pools, LLC	004863	06422	Monthly Pool Service - Three Times Weekly 06/22	\$ 1,633.00
S & G Pools, LLC	004863	07422	Monthly Pool Service - Three Times Weekly 07/22	\$ 1,633.00
S & G Pools, LLC	004846	RI6222	Motor Replacement 06/22	\$ 769.50
Schappacher Engineering, LLC	004860	2183	Engineering Services 06/22	\$ 2,581.25
Securiteam	004839	12260060322	Service Call 06/22	\$ 500.00
Solitude Lake Management	004876	PI-A00850713	Monthly Lake and Wetland Services 07/22	\$ 3,865.92
Solitude Lake Management	004876	PI-A00850714	Monthly Midgefly Treatment 07/22	\$ 2,214.00

Harrison Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management	004876	PI-A00850715	Aerator Maintenance Services 07/01/22 - 09/30/22	\$ 318.27
Solitude Lake Management	004876	PI-A00850716	Fisheries Management Services 07/01/22 - 09/30/22	\$ 1,038.00
Superior Asphalt, Inc.	004847	503222-1	Asphalt Repairs 05/22	\$ 8,717.10
Superior Asphalt, Inc.	004847	503222-2	Asphalt Repairs 05/22	\$ 41,521.15
Susan Walterick	004862	SW071122	Board of Supervisors Meeting 07/11/22	\$ 200.00
Thomas Benton	004849	TB071122	Board of Supervisors Meeting 07/11/22	\$ 200.00
Victor G Colombo	004850	VC071122	Board of Supervisors Meeting 07/11/22	<u>\$ 200.00</u>
Report Total				<u>\$ 188,132.44</u>