



Rizzetta & Company

# **Harrison Ranch Community Development District**

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**Board of Supervisors'  
Meeting November 13, 2023**

[www.HarrisonRanchCDD.org](http://www.HarrisonRanchCDD.org)

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219  
[www.harrisonranchcdd.org](http://www.harrisonranchcdd.org)

<b>Board of Supervisors</b>	Julianne Giella	Chairman
	Susan Walterick	Vice Chairman
	Victor Colombo	Assistant Secretary
	Thomas Benton	Assistant Secretary
	Geoffrey Cordes	Assistant Secretary
<b>District Manager</b>	Matt O’Nolan	Rizzetta & Company, Inc
<b>District Counsel</b>	Lauren Gentry	Kilinski Van Wyk, PLLC
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering, LLC

**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**

11/8/2023

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Monday, November 13, 2023 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the tentative 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. Consideration of Aquatic proposals. ....Tab 2
  - B.** Landscape Maintenance Updates
    - i. Presentation of MQI Report .....Tab 3
    - ii. Consideration of Landscape Proposals .....Tab 4
  - C.** District Counsel
  - D.** District Engineer
    - i. SWFWMD Recertification Schedule Forecast ..... Tab 5
  - E.** Clubhouse Manager Report .....Tab 6
  - F.** District Manager Report ..... Tab 7
    - i. Presentation of Financial Report..... USC
- 4. CONSENT AGENDA**
  - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 16, 2023 ..... Tab 8
  - B.** Ratification of Operations & Maintenance Expenditures for October 2023 .....Tab 9
- 5. BUSINESS ITEMS**
  - A.** Consideration of Crosscreek Environmental Aquatic Plantings .....Tab 10
- 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,

*Matt O'Nolan*

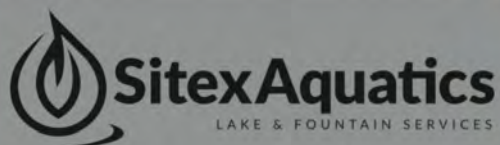
Matt O'Nolan  
District Manager

Tab 1



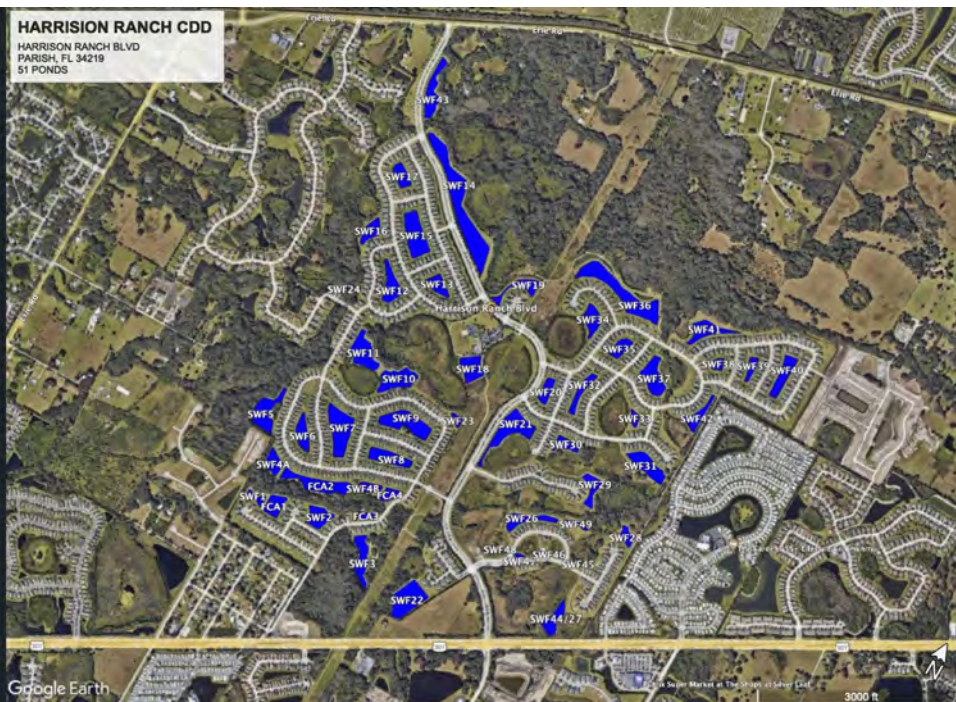
From: [Devon Craig](#)  
To: [Angeli Jones](#); [Matt Orville](#)  
Subject: [EXTERNAL] Harrison ranch report  
Date: Monday, November 6, 2023 3:30:53 PM  
Attachments: [Harrison Ranch - 7.png](#)  
[Harrison Ranch - 9.png](#)  
[Harrison Ranch - 6.png](#)  
[Harrison Ranch - 4.png](#)  
[Harrison Ranch - 11.png](#)  
[Harrison Ranch - 5.png](#)  
[Harrison Ranch - 1.png](#)  
[Harrison Ranch - 12.png](#)  
[Harrison Ranch - 7.png](#)  
[Harrison Ranch - 10.png](#)  
[Harrison Ranch - 3.png](#)

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# MONTHLY REPORT

NOVEMBER, 2023



Prepared for: Matt Nolan  
Prepared By: Devon Craig

## SUMMARY:

Cooler air is coming now. Hopefully we should see a reduction in algae growth as water temperatures decrease as a well. The lack of rain may hinder us a little in certain shallow bodies of water but over all we should be able to benefit from these tempature reductions. Technicians will still be aggressively maintaining the bodies of water as well as doing preventative maintenance. We hope every one enjoys there Thanksgiving.



Pond #SWF34 Treated for Shoreline Vegetation.



Pond #SWF32 Treated for Shoreline vegetation.



Pond #SWF20 Treated for Shoreline Vegetation.





Pond #SWF35 Treated for Shoreline Vegetation.



Pond #SWF37 Treated for Algae and Shoreline Vegetation.



Pond #SWF36 Treated for Shoreline Vegetation.



Pond #SWF30 Treated for Algae and Shoreline Vegetation.



Pond #SWF29 Treated for Shoreline Vegetation.



Pond #SWF31 Treated for Shoreline Vegetation.



Pond #SWF33 Treated for Shoreline Vegetation.



Pond #SWF42 Treated for Shoreline Vegetation.



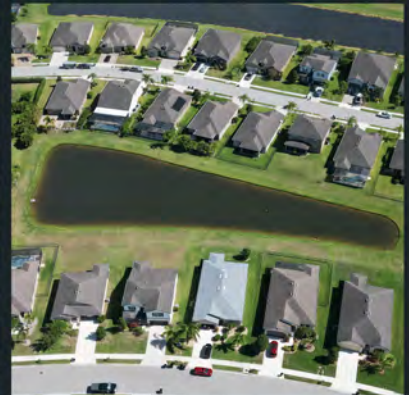
Pond #SWF40 Treated for Algae and Shoreline Vegetation.



Pond #SWF41 Treated for Shoreline Vegetation.



Pond #SWF38 Treated for Algae and Shoreline Vegetation.



Pond #SWF39 Treated for Shoreline Vegetation.



FCA1: Shoreline vegetation has been treated.  
FCA2: Shoreline vegetation and Algae has been treated.  
FCA3: Shoreline vegetation has been treated.  
FCA4: Shoreline vegetation has been treated.  
SWF1: Shoreline vegetation has been treated.  
SWF2: Shoreline vegetation and Water lettuce has been treated.  
SWF3: Shoreline vegetation has been treated.  
SWF4A: Shoreline vegetation and Algae has been treated.  
SWF4B: Shoreline vegetation has been treated.  
SWF5: Shoreline vegetation has been treated.  
SWF6: Shoreline vegetation and Algae has been treated.  
SWF7: Shoreline vegetation and Algae has been treated.  
SWF8: Shoreline vegetation has been treated.  
SWF9: Shoreline vegetation has been treated.

SWF10: Shoreline vegetation has been treated.  
SWF11: Shoreline vegetation has been treated.  
SWF12: Shoreline vegetation and Algae has been treated.  
SWF13: Shoreline vegetation and Duckweed has been treated.  
SWF14: Water lettuce has been treated.  
SWF15: Shoreline vegetation has been treated.  
SWF16: Shoreline vegetation has been treated.  
SWF17: Shoreline vegetation has been treated.  
SWF18: Shoreline vegetation has been treated.  
SWF19: Algae and shoreline vegetation has been treated.  
SWF20: Shoreline vegetation have been treated.  
SWF21: Algae and shoreline vegetation has been treated.  
SWF22: Water lettuce and shoreline vegetation has been treated.  
SWF23: Shoreline vegetation has been treated.

SWF24: Shoreline vegetation has been treated.  
SWF26: Water lettuce has been treated.  
SWF28: Shoreline vegetation has been treated.  
SWF29: Shoreline vegetation has been treated.  
SWF30: Shoreline vegetation and Algae has been treated.  
SWF31: Shoreline vegetation has been treated.  
SWF32: Shoreline vegetation has been treated.  
SWF33: Shoreline vegetation has been treated.  
SWF34: Shoreline vegetation has been treated.  
SWF35: Shoreline vegetation has been treated.  
SWF36: Shoreline vegetation has been treated.  
SWF37: Shoreline vegetation and Algae has been treated.  
SWF38: Shoreline vegetation and Algae has been treated.

SWF39: Shoreline vegetation has been treated.  
SWF40: Shoreline vegetation and Algae has been treated.  
SWF41: Shoreline vegetation has been treated.  
SWF42: Shoreline vegetation has been treated.  
SWF43: Shoreline vegetation has been treated.  
SWF44/27: Shoreline vegetation has been treated.  
SWF45: Shoreline vegetation has been treated.  
SWF46: Shoreline vegetation has been treated.  
SWF47: Shoreline vegetation has been treated.  
SWF48: Shoreline vegetation has been treated.  
SWF49: Shoreline vegetation and Water Lettuce has been treated.

Thanks

Devon Craig  
Field Operations Manager  
941.201.7287  
[www.sitexaquatics.com](http://www.sitexaquatics.com)

Tab 2



# Fountain/Aerator Agreement

***This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Harrison Ranch CDD hereafter called "customer"***

Customer: Harrison Ranch CDD  
C/O: Rizzetta & Company  
Contact: Mr. Matt Nolan  
Address: 5755 Harrison Ranch blvd Parrish, FL 34219  
Email: mnolan@rizzetta.com  
Phone: 941.776.9725

***The Following bid is for the sale & installation of 5 floating fountains w/ color changing LED lights @ the Harrison Ranch community located in Parrish, Florida.***

Service	Cost
Pond #14-2 5hp floating fountains w/color changing LED lights, controls, timers & 200' cabling	\$33,654.00
Pond #20-1 5hp floating fountain w/color changing LED lights, controls, timers & 200' cabling	\$16,827.00
Pond #21-1 5hp floating fountain w/color changing LED lights, controls, timers & 200' cabling	\$16,827.00
Pond 43-1 5hp floating fountain w/color changing LED lights, controls, timers & 200' cabling	\$16,827.00
Standard Installation "up to 20' trench included"	Included
5 year warranty on fountains & 3-year warranty on lights	Included
Total cost	\$84,135.00

***A deposit of 50% (\$42,067.50) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$42,067.50) due within 30days of completion of installation. Overdue accounts may accrue a service charge.***

***Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.***

Accepted By

Date

President, Sitex Aquatics Ilc.

Date



10/19/2023



# Terms & Conditions

## Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

## Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

## Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

## Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.



# LakeSeries® Fountain

Unrivalled Performance, Striking Displays

## PREMIUM DISPLAYS

- Large high-volume laminar spray patterns
- Airmax exclusive quick-change nozzles can be switched out in seconds
- Industry Exclusive ISP Float System provides maximum stability allowing for larger, higher volume patterns while eliminating all float noise associated with falling water
- Multiple spray pattern nozzles available

## INNOVATIVE DESIGN

- Stainless-steel Continuous Duty Water Cooled Motor is maintenance-free, providing long-lasting performance without annual maintenance costs
- Independent Pump System for longevity and protection against wear to motor, shaft and seals
- Integrated Cooling Shroud for maximum motor life and cooling
- Stainless-steel motor lead protects against damage from debris or animal chewing
- Power cord strain relief keeps connections secure
- Oversized modular intake screen prevents clogging

## ENGINEERED EXCELLENCE

- Bottom-draw design pulls water from deeper in the pond for better aeration
- Greater performance with lower operating cost than comparable fountains
- High-quality control panels, with standard dual digital timers to accommodate fountain and lights
- 5-year warranty on unit and control panel

## ADDITIONAL OPTIONS

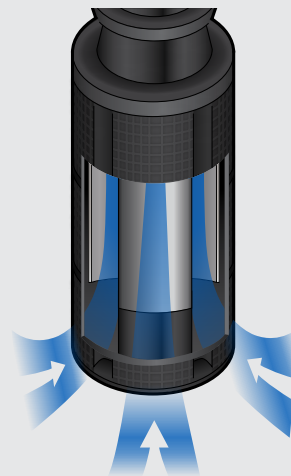
- Optional RGBW light sets bring your fountain to life at night
- Stainless-steel or Polyflex power cord protection



### Industry Exclusive ISP Float System



### Bottom-Draw Design Pulls Water From Deeper in the Pond and Through the Integrated Cooling Shroud



### Airmax 230v Control Panel Comes Standard with Dual Digital Timers for Both Fountain & Lights



# Airmax Warranty Information

- LakeSeries Fountain - 5 Years
- Airmax RGBW Light Sets - 3 Years



## Crown & Gusher SPRAY PATTERN

### LakeSeries Pattern Dimensions

HP	Gusher	Crown
3 HP	16' H	11' H x 52' W



# RGBW Color-Changing Lights

RF Remote with 200' Range







## Adjustable Color Temperature

Broader range of Kelvin allows for changes from cool white to warm white, and vibrant colors to pastels.

- Energy Efficient High Output LED, 120 Volt
- Completely Sealed, Adjustable Above Waterline Design for Low Maintenance
- All Light Sets Include Stainless-Steel Braiding on Power Lead and Between Light Fixtures
- Power Cords Come Standard with Strain Relief and Underwater Disconnect; 100' - 600' Lengths. Also Available with Stainless-Steel and Polyflex Protected Cords
- RF Remote with 200' Range is Included with All RGBW Color-Changing Light Sets
- Compatible With All Manufacturers' Fountains
- EcoSeries & PondSeries available in 2, 4 & 8 LED Light Sets
- LakeSeries Available in 9 & 12 LED Light Sets
- 3-Year Warranty



Warm White



Cool White



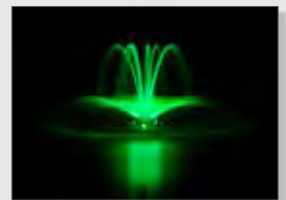
Pastel Blue



Vibrant Blue



Pastel Green



Vibrant Green



RGBW Lights 2700-6500K

Tab 3

Reference Number:

**20231024-18338277008**

Form Name:

**Maintenance Quality Inspection (MQI) NEW 8-2022**

Submitter Name:

**Christopher Berry | christopher.berry@lmppro.com**

Date Sent on Device:

**Oct 24, 2023 11:43:04 AM EDT**

Location:

**5755 Harrison Ranch Blvd, Parrish, FL 34219, USA** Oct 24, 2023 11:34:10 AM EDT [ [View Map](#) ]

## GENERAL INFORMATION

### Section 1

**PROPERTY NAME**

Harrison Ranch CDD

**LOCATION**

SARASOTA

**Supervisor Email**

ryan.eberly@lmppro.com

**Branch Manager**

christopher.berry@lmppro.com

**Supervisor First Name**

Ryan

**Supervisor Last Name**

Eberly

**DATE OF INSPECTION**

Oct 24, 2023

**Attendees**

Christopher Berry

**Next Inspection Date**

Nov 24, 2023

## INSPECTION DETAILS

### Monthly Maintenance

**1 DETAILS**

9

**1 DETAILS NOTES**

Overall property looks good with green grass and healthy shrubs. Annuals are scheduled to be installed along with command soil at the start of November in time for the party scheduled at the clubhouse, along with palm trimming this week for the best look for lights going up.

**1 DETAILS PHOTOS**



## **2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW**

9

### **2.1 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW NOTES**

Mowing being done at a great height allowing grass to stay full and healthy, line trimming and edging creating great curvature throughout the property. Multiple pond edges being left to grow up in preparation for community grant and pond planting installation. These ponds will get a trimmed by hedge trimmers to leave a clean look.

## **2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW PHOTOS**







### 3 SHRUB PRUNING

### 3 SHRUB PRUNING NOTES

7

Shrub trimming has begun on the Blvd. Digging deep into the bed areas and cleaning out all areas as we go. A perfect time of year to do a deeper clean up removing any dead bushes and fine tuning.

### 3 SHRUB PRUNING PHOTOS



### 4 TREES/PALMS UP TO 15' TRIMMING

### 4 TREES/PALMS UP TO 15' TRIMMING NOTES

4

Palms at front entry scheduled to be done in preparation of holiday lights being installed this week.



#### 4 TREES/PALMS UP TO 15' TRIMMING PHOTOS



#### 5 OVERALL CLEANLINESS

4

#### 5 OVERALL CLEANLINESS NOTES

Overall property is clean of debris, there was some trash on medians that I picked up during the inspection. The crew will Continue picking up ad they mow through community.

#### 6 TURF INSECT/DISEASE CONTROL

5

#### 6 TURF INSECT/DISEASE CONTROL NOTES

None found

#### 7 TURF WEED CONTROL – TURF AREAS

4

#### 7 TURF WEED CONTROL – TURF AREAS NOTES

There are small patches of turf weeds that are being treated as we are at a good temperature for time of year to treat heavier with the chemical.

#### 8 PLANT INSECT/DISEASE CONTROL

5

#### 8 PLANT INSECT/DISEASE CONTROL NOTES

None found. Irrigation times for berm plantings being reduced as temperatures drop to get ahead and help try and prevent fungus on Awabuki vibernums.

#### 9 WEED CONTROL – BED AREAS

16

#### 9 WEED CONTROL – BED AREAS NOTES

Areas of resurgence in weed growth at small marque signs down the Blvd. Specifically torpedo grass. We will continue to treat and pull but a very tough weed to eradicate.

#### 10 TURF FERTILITY

10

#### 10 TURF FERTILITY NOTES

Turf color is dark green is most areas applicable. Turf scheduled for first round of fertilizer this month to bring in even more bang as the blackout period had ended.

#### 10 TURF FERTILITY PHOTOS



11 PLANT FERTILITY	10
11 PLANT FERTILITY NOTES	Plants overall look good and also scheduled for fertilizer this month.
12 CARRYOVERS	5
Deductions	12
OVERALL MONTHLY MAINTENANCE SCORE	88%

Additional Services

PALM PRUNING	10
MULCHING	10
WATER/IRRIGATION MANAGEMENT	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10

Tab 4



PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

## Estimate

**Submitted To:**

Harrison Ranch CDD  
c/o Rizzetta & Company  
attn: Accounts Payable  
9428 Camden Field Parkway  
Riverview, FL 33578

Date	10/18/2023
Estimate #	86203
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Clubhouse controller.

DESCRIPTION	QTY	COST	TOTAL
A2C75DPP Hunter ACC2 Decoder 75 Station with Plastic Pedestal	1	4,960.00	4,960.00
ID1 Hunter 2 wire	150	1.40	210.00
ICD100 Hunter 1 station ICD decoder	14	200.00	2,800.00
A2CLTE-NLA Hunter ACC2 Cellular Connection Module	1	925.00	925.00
WSSSEN Hunter Solar Sync ET/Rain/Freeze Sensor Wireless	1	215.00	215.00
DBR/Y splice kit	50	2.60	130.00
Labor: 2 men @ \$ 90.00 per hour (Wire install)	10	90.00	900.00
Replace / Upgrade controller.			
NOTE: Communication module requires yearly renewal at \$ 195.00 per year.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$10,140.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Tab 5

Permit #	Rev #	Project Name	Recertification Due Date
27908	0	Harrison Ranch, Phase 1	2/9/27
27908	2	Harrison Ranch, Phase IIA	10/22/25
27908	5	Harrison Ranch, Phase IIA-1 Model Center	10/22/25
27908	6	Harrison Ranch, Phase IIB-1	10/22/25
27908	10	Harrison Ranch, Phase IIA-2	10/22/25
27908	11	Harrison Ranch, Phase IIB-2	10/22/25
27908	12	Harrison Ranch, Phase IIB-3	10/22/25
27908	13	Harrison Ranch, Phase IIB-4	9/11/28
27908	15	Harrison Ranch, Phases IIB-5A and IIB-5B	8/22/24
27908	16	Harrison Ranch Phase IIA-4& IIA-5	5/11/27
27908	17	Harrison Ranch, Phases IIA-4 and IIA-5	5/11/27

Permittee Name
Harrison Ranch Homeowners Association, Inc.
South Pointe of Tampa HOA
Harrison Ranch Community Development District
Harrison Ranch Community Development District
Harrison Ranch Community Development District
Pulte Homes
Harrison Ranch Homeowners Association, Inc.
Harrison Ranch Community Development District
Pulte Home Corporation
Pulte Home Corporation
Pulte Home Corporation

Permittee Address
Attn: Matt Berg, President 5755 Harrison Ranch Blvd.
c/o Wise Property Management 18550 N. Dale Mabry Hwy.
c/o Rizzetta & Company, Inc. 12750 Citrus Park Ln., Ste. 115
c/o Rizzetta & Company, Inc. 12750 Citrus Park Ln., Ste. 115
c/o Rizzetta & Company, Inc. 12750 Citrus Park Ln., Ste. 115
Attn: Matt O'Brien 3810 Northdale Boulevard, Suite 100
Attn: Carlos Gregory, President 5755 Harrison Ranch Boulevard
c/o Rizzetta & Company, Inc. 12750 Citrus Park Ln., Ste. 115
Attn: Robert Barber 2662 S. Falkenburg Rd.
Attn: Robert Barber 2662 S. Falkenburg Rd.
Attn: Robert Barber 2662 S. Falkenburg Rd.



Tab 6

## Monthly Manager's Report July 2023



### HARRISON RANCH

**Rizzetta & Company  
Harrison Ranch CDD  
5755 Harrison Ranch Blvd  
Parish, FL 34219**

#### **Operations/Maintenance Updates: October 2023**

- Worked hard on overseeing daily operation, ensuring the residents with the productivity, monitoring efficiently of all clubhouse process including working on how to continue to create a positive environment for the residents.
- Responded emails and return phone calls.
- Collected and verified information from new residents during their onboarding processes.
- Prepared for Hurricane Idalia for both Harrison Ranch Clubhouse and Normande East pool area.

#### **Completed Projects**

##### **Operations/Maintenance Updates**

- Nick knows installed the 5 Benches at the BLVD
- LPM installed new flowers around the clubhouse.
- Ownes Electric fixed the lighting time around the clubhouse and replaced few lightbulbs.
- Sent the water reading on 10/20/23.
- Paid phone bill on 10/23
- Nick Knows Pressured washed and removed trash from the trash room.
- Purchase props for the upcoming Halloween party
- Paid monthly invoice for Constant Contact.
- Ordered new signs for Playground Park Galloway.
- Requested quotes for fire pits and grills area.

- Requested quotes for dog stations

### **Projected Maintenance Projects**

**Working with Sue on the Pond project.**

**LMP remove the mulch from around the pool and replace it with lava rocks.**

### **Rentals Access Cards and Event fees**

Rental	1	\$300.00	300.00
Access Cards			
Events Fee			1000.00
Total			\$1300.00

### **Events**

**October Event-**

**Resident Halloween Party**

**Community Garage Sale**

**Upcoming Event**

**Harrison Ranch Downton Abbey Tea Party**

**Upcoming Projects:**

**Working to schedule more projects and activities.**



Tab 7



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 15, 2023 @ 6:30pm
- **Series 2017 Bonds Eligible for Refunding:** May 1, 2038
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

## District Manager's Report

November 13

# 2023

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#### FINANCIAL SUMMARY

9/30/2023

General Fund Cash & Investment Balance:	\$394,761
Reserve Fund Cash & Investment Balance:	\$372,194
Debt Service Fund Investment Balance:	\$108,392
Total Cash and Investment Balances:	\$875,347

**General Fund Expense Variance:    \$34,166    Under Budget**

Tab 8

**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, October 16, 2023, 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	<b>Board Supervisor, Chair</b>
Sue Walterick	<b>Board Supervisor, Vice Chair</b>
Geoffrey Cordes	<b>Board Supervisor, Asst. Secretary</b>
Tom Benton	<b>Board Supervisor, Asst. Secretary (via video call)</b>
Victor Colombo	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Company</b>
Michael Rodrigues	<b>Amenity Services Manager, Rizzetta &amp; Company</b>
Helena Texiera	<b>Clubhouse Manager,</b>
Lauren Gentry	<b>District Counsel, Kilinski/Van Wyk</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering, LLC</b>
Bert Smith	<b>Sitex Aquatics</b>
Ryan Eberly	<b>Representative, LMP</b>
Corey Roberts	<b>Representative, LMP</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. O'Nolan called the meeting to order and confirmed there was a quorum.

On a motion by Mr. Cordes, seconded by Mr. Colombo, with all in favor, the Board of Supervisors approved Supervisor Benton to participate via video call, for the Harrison Ranch Community Development District.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments regarding pond maintenance.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Minutes of the Board of Supervisors Workshop held on September 12, 2023**

**B. Ratification of Operations & Maintenance Expenditures for August & September 2023**

Mr. O'Nolan presented the minutes and Operation and Maintenance Expenditures to the Board.

A request was made to change line 55 from Ma Gellia to Ms. Giella.

The Board determined to keep Copes Trapping at the current contracted rate of \$1,000 per month until Cope provides an updated proposal for Board consideration.

On a motion by Mr. Cordes, seconded by Ms. Giella, with all in favor, the Board of Supervisors approved the regular meeting held on September 12, 2023 (as amended) and ratified the Operations & Maintenance Expenditures for August 2023 (\$104,305.93), and September 2023 (\$167,071.57), for the Harrison Ranch Community Development District.

On a motion by Mr. Benton, seconded by Mr. Cordes, with all in favor, the Board of Supervisors approved to revise the approved expenditures for August 2023 and September 2023 to exclude SG Pools payments, for the Harrison Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Pond & Mitigation Maintenance Update**

**i. Presentation of Waterway Inspection Report**

Mr. Smith presented the report to the Board and discussed the no mow zone.

**ii. Discussion of No Mow Zone**

Mr. Smith and Mr. Eberly explained there are 6 ponds on a no mow zone. Ms. Walterick sent in an application for a pond grant. Mr. Schappacher is to get with Ms. Walterick about the pond grants. Mr. Cordes would like the Board's input on which lakes.

**iii. Discussion of Fountains**

Mr. Smith is to provide estimates on fountains for Ponds 43, 14, 2, 20 and 21, and bring to next meeting.



**B. Landscape Maintenance Update**

**i. Presentation of MQI Report**

Mr. Eberly reviewed the report, noting that they are mowing every other week. He also stated that the mulch installation has been scheduled.

A discussion was held regarding the entrance to Normandy East.

The Board requested the Holiday Lighting to be completed before the annuals are installed.

Mr. Eberly was requested to prune the palms for the holiday lighting.

**ii. Consideration of Landscape Proposals**

On a motion by Mr. Cordes, seconded by Ms. Walterick, with all in favor, the Board of Supervisors approved LMP proposal #85754 to install annuals and mulch, in the amount of \$10,883.50, for the Harrison Ranch Community Development District.

**C. District Counsel**

Ms. Gentry stated that she will be calling in for the near future.

She stated she sent a demand letter to S&G Pools with no response. The Board requested sending a second letter.

**D. District Engineer**

Mr. Schappacher presented his report to the Board.

The Board requested the District Engineer provide a five-year forecast report regarding SWFMD certification.

**E. District Manager/Staff Reports**

**i. Clubhouse Manager Report**

Ms. Teixeira presented her report to the Board.

The Board requested a follow up with Owens Electric on lighting inspections throughout the community.

Ms. Teixeira is to find out if the playground will be refinished this year or next year. The Board requested to replace the signs that need replacing.

The Board requested Ms. Teixeira provide detailed data on rental usage, dates/times etc. to the Board.

The Board requested Ms. Teixeira to send out an update on the benches to the community, and to also send out a survey on satisfaction of rentals.

The Board requested District Manager to send the Board a Word copy of the current Rules and Rates.

**ii. Management Report**

Mr. O'Nolan stated that the next BOS meeting is scheduled for Nov 13, 2023 at 6:30 pm.

A cost share request was submitted to the HOA for the marquee sign.

**iii. Presentation of Financial Statement**

Mr. O'Nolan stated that the District was \$34,166 under budget.

**FIFTH ORDER OF BUSINESS**

**Consideration of Dog Waste Stations**

The Board requested more proposals and to gather feedback from the community on how many dog waste stations were needed and where.

**SIXTH ORDER OF BUSINESS**

**Consideration of part-time staffing proposal**

The Board requested a breakdown on handyman expenses such as general maintenance work.

**SEVENTH ORDER OF BUSINESS**

**Consideration of District Investments**

The Board requested FLCLASS come out and give a presentation. They would like to review what the earning potential vs risk is for the year.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Clubhouse Enhancement**

The Board discussed having a propane fire pit, a grill by the dog park, a 6 Foot gate on the dog park, and having a small dog park adjacent to the large dog park.

**NINTH ORDER OF BUSINESS**

**Discussion of 99<sup>th</sup> Ave Street Sign**

A Discussion was held regarding the County not replacing the sign. The Board authorized to replace the sign in June. The Board Requested tired sign prices.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Supervisor Benton stated that the August and September invoices for P&G were paid and requested Mr. O'Nolan to check.

176 Supervisor Benton requested information for false alarm visits from the Sheriff's  
177 office. He would like to see the dispatch notes.

178  
179 Supervisor Benton stated that Mr. Schappacher shouldn't be responding to  
180 resident emails.

181  
182 Supervisor Cordes requested District Staff to determine amount spent on pool  
183 repairs from Cosmic Pools, and stated he would eventually like to get rid of the soccer  
184 goals.

185  
186 Ms. Giella would like to move the Workshop time to 7 pm.

187  
188 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

189  

On a Motion by Mr. Colombo, seconded by Mr. Benton, with all in favor, the Board of Supervisors adjourned the regular Board meeting at 8:22 p.m. for the Harrison Ranch Community Development District.

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192  
193  
194  
195 \_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chair / Vice Chair

Tab 9

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures October 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$138,708.72**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Childlike Productions	100561	101823 Childlike	Real Beard Santa Claus 12/23	\$ 600.00
Cibo Delizioso	100538	101123 Cibo	Catering for Downton Abbey Tea Party 11/23	\$ 840.00
Cibo Delizioso	100545	101823 Cibo	Catering for Downton Abbey Tea Party - Remaining Balance	\$ 2,000.00
Cosmic Pool & Spa LLC	100546	2131001	Monthly Pool Service 10/23	\$ 3,000.00
Crosscreek Environmental, Inc.	100547	15129	Bank Restoration Remaining Balance 09/23	\$ 10,255.00
DEX Imaging, LLC	100548	AR10206820	Copy Supplies 10/23	\$ 22.00
FitRev, Inc.	100549	29574	Quarterly Preventative Maintenance 10/23	\$ 175.00
Florida Department of Revenue	100539	51-8015668220-6 09/23	Sales Tax 09/23	\$ 26.48
Florida Power & Light Company	100550	Electric Summary 10/23	FPL Electric Summary Billing 10/23	\$ 7,084.83
Frontier Florida, LLC	20231003-02	090719-5 09/23	941-776-3095-090719-5 09/23	\$ 535.36
Geoffery Cordes	100551	GC101623	Board of Supervisors Meeting 10/16/23	\$ 200.00
Harrison Ranch CDD	DC 100423	DC 100423	Debit Card Replenishment	\$ 1,781.74
Innersync Studio, Ltd	100533	21631	CDD Website Services 10/23	\$ 384.38

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
James R. Parent	100552	100323 Parent	DJ Music & Entertainment - Halloween DJ	\$ 400.00
Julianne Giella	100553	JG101623	Board of Supervisors Meeting 10/16/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100540	7644	Legal Services 09/23	\$ 2,862.23
Landscape Maintenance Professionals, Inc.	100534	178967	Mulch Removal & Lava Rock Installation 09/23	\$ 18,953.75
Landscape Maintenance Professionals, Inc.	100534	179010	Fertilization 09/23	\$ 3,100.00
Landscape Maintenance Professionals, Inc.	100534	179011	Dead Tree Removal 09/23	\$ 250.00
Landscape Maintenance Professionals, Inc.	100534	179087	Pest Control 09/23	\$ 725.00
Landscape Maintenance Professionals, Inc.	100562	178777	Monthly Maintenance 10/23	\$ 30,123.00
Landscape Maintenance Professionals, Inc.	100562	178778	Fuel Surcharge 10/23	\$ 301.23
Landscape Maintenance Professionals, Inc.	100562	179170	Irrigation Repairs 10/23	\$ 40.00
Landscape Maintenance Professionals, Inc.	100562	179254	Irrigation Repairs 10/23	\$ 1,440.00
Manatee County Utilities Department	20231020-01	Water Summary Bill 09/23	Water Summary Bill 09/23	\$ 4,258.15
Marlin Business Bank	20231003-01	20771817 ACH	Copystar Copier - Account # 1613410 09/23	\$ 373.09

## Harrison Ranch Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nick Knows LLC	100554	HRCDD27	Clubhouse Facility Cleaning 10/23	\$ 800.00
Owens Electric, Inc.	100535	14262397	Service Call 06/23	\$ 390.00
Owens Electric, Inc.	100535	15470309	Service Call 09/23	\$ 796.56
Owens Electric, Inc.	100555	15327877	September 2023 Repairs	\$ 5,054.36
PC Consultants	100536	108237	Remote Assistance 09/23	\$ 49.00
Pure Green Lawn and Pest Services	100556	11123	Pest Control 10/23	\$ 100.00
Rizzetta & Company, Inc.	100529	INV0000084044	Assessment Roll Preparation FY 23/24	\$ 5,624.00
Rizzetta & Company, Inc.	100530	INV0000084142	District Management Fees 10/23	\$ 6,125.84
Rizzetta & Company, Inc.	100531	INV0000084270	Out of Pocket Expenses 09/23	\$ 121.45
Rizzetta & Company, Inc.	100532	INV0000084246	Personnel Reimbursement 09/29/23	\$ 5,282.92
Rizzetta & Company, Inc.	100544	INV0000084334	Personnel Reimbursement 10/13/23	\$ 5,871.92
Rizzetta & Company, Inc.	100564	INV0000084887	Personnel Reimbursement 10/27/23	\$ 4,779.42
Schappacher Engineering, LLC	100541	2536	Engineering Services 09/23	\$ 2,056.25



**Harrison Ranch Community Development District**

**Paid Operation & Maintenance Expenditures**

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100557	13698072423	Service Call 07/23	\$ 525.00
Signarama	100537	INV-4698	Signs 08/23	\$ 278.00
Sitex Aquatics, LLC	100563	7866B	Monthly Lake Maintenance 10/23	\$ 5,664.00
Spectrum	20231006-01	2144984091823 ACH	8337120132144984 - Gym 09/23	\$ 168.13
Susan Walterick	100558	SW101623	Board of Supervisors Meeting 10/16/23	\$ 200.00
Taylor Mills Krebs	100542	100523 Mills	Music for Downtown Abbey/ Tea Party Event 11/23	\$ 450.00
Thomas Benton	100559	TB101623	Board of Supervisors Meeting 10/16/23	\$ 200.00
U.S. Bank	100543	7068340	Trustee Fees Series 2017 09/01/23- 08/31/24	\$ 4,040.63
Victor G Colombo	100560	VC101623	Board of Supervisors Meeting 10/16/23	<u>\$ 200.00</u>
<b>Report Total</b>				<b><u>\$ 138,708.72</u></b>

Tab 10

# Exhibit "A"

## Harrison Ranch Aquatic Plantings

Bid Tabulation Form 6.16.23

				Crosscreek		Pond Professionals		SiteX Aquatics	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1*	Furnish Aquatic plantings along Pond 9 lake bank (1,525 LF with 2 staggered rows at 18" centers)	2034	EA	0.95	1,932.30	1.25	2,542.50	0.55	1,118.70
2*	Furnish Aquatic plantings along Pond 10 lake bank (550 LF with 2 staggered rows at 18" centers)	734	EA	0.95	697.30	1.25	917.50	0.55	403.70
3*	Furnish Aquatic plantings along Pond 23 lake bank (525 LF with 2 staggered rows at 18" centers)	700	EA	0.95	665.00	1.25	875.00	0.55	385.00
4	Install Aquatic Planting	3,468	EA	Included	Included	Included	Included	0.95	3,294.60
5	Miscellaneous cleanup and work	1	LS	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>				<b>\$3,294.60</b>		<b>\$4,335.00</b>		<b>\$5,202.00</b>	

\*Aquatic Plants should be equal mixture of Duck Potato, Pickerell and Spike Rush