
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.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Long Lake Ranch Community Development District was held on **Thursday, January 8, 2015 at 5:30 p.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and Constituting a Quorum:

Betty Valenti	Board Supervisor, Chairman
Michael Piendel	Board Supervisor, Vice Chairman
Walter Beeman	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Susan Smith	Board Supervisor, Assistant Secretary

Also Present Were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, PA <i>(via conference call)</i>
Sarah Sandy	District Counsel, Hopping Green & Sams, PA <i>(via conference call)</i>
Ed Rogers	District Engineer, Heidt Design
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Suit asked if there were any audience comments on agenda items. There were none.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 6, 2014

There were no changes to the meeting minutes.

On a motion by Ms. Valenti, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 6, 2014 as presented for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for October 2014

On a motion by Ms. Valenti, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2014 (\$4,861.92) as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for November 2014

On a motion by Ms. Valenti, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2014 (\$17,310.07) as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #36 - 48

Ms. Suit presented the Series 2014 Construction Requisitions #36 – 48. There were no questions.

On a motion by Mr. Piendel, seconded by Ms. Smith, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #36 - 48 as presented for Long Lake Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Brighthouse Proposal for Internet Services

Ms. Valenti stated that she is still in discussion with Brighthouse regarding the IP address, key fobs, and WIFI. She asked that this item be tabled until the February meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Change Orders (if any)

There were no change orders to present to the Board at this time.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie stated that the Limited Notice to Proceed still needs to be finalized for the second phase of work under the hardscape contract with Cornerstone.

Ms. Mackie stated that there is another section of utilities that are ready for acquisition by the District. She stated that they are related to a small section of Village 2 Parcel E. She stated that after the acquisition they would be conveyed to the County similar to the other utility acquisitions that have been processed. She stated that the dollar amount for this particular improvement totals \$40,289.62 which includes both sanitary and water facilities. Ms. Mackie and Mr. Rogers entertained the Board members' questions.

On a motion by Ms. Valenti, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved the acquisition of the sanitary and water facilities for Village 2 Parcel E not-to-exceed \$41,000.00 and authorized District Chairman to execute Bills of Sale to Pasco County for the same improvements once the Bill of Sale is received from the LLC (subject to review by District Counsel and District Engineer of all of the acquisition documents required under the Acquisition Agreement between the District and the LLC) for Long Lake Ranch Community Development District.

B. District Engineer
No report.

C. District Manager

Discussion ensued regarding the invoices from Austin Outdoor. Ms. Mackie stated that she had a discussion with Ms. Suit regarding two invoices. She stated that one was for annual replacement and the second invoice was for landscape maintenance. Ms. Mackie stated that the District is under a one year contract with Cornerstone for the landscape maintenance under the Construction Contract, so the appropriate billing procedure would be for Cornerstone to bill through a construction requisition as opposed to sending a separate invoice to make sure that the landscape maintenance is being accounted for in the contract. She stated that annuals rotations aren't usually built into the contract and are an Operations and Maintenance expense. Ms. Valenti stated that the landscape bid was enlarged and some monuments have been added that include an annual bed. She stated that the District under budgeted on some landscaping items. Discussion ensued. Mr. Rogers stated that a change order would need to be processed and the invoices would then need to come through the District Engineer. Discussion continued regarding whether change orders were needed. Ms. Mackie stated that the invoices need to be run through Cornerstone's contract subject to any change orders. Discussion ensued regarding whether annuals and mulch were included in the landscape maintenance contract. Ms. Mackie suggested that she and Ms. Suit have a conversation with Eric Meister from Cornerstone.

Ms. Suit stated that the next regular Board meeting is scheduled for February 5, 2015 at 2:00 p.m.

TENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

The Board entertained audience concerns regarding issues with non-resident usage of the playground, dog park, and the amenity center.

Ms. Valenti addressed the residents' concerns. She stated that the fence around the parks will be installed by the end of the month and the signage regarding amenity usage has been ordered. Ms. Valenti discussed all efforts being made to secure the community and not allow non-resident usage of the amenities. She entertained audience members' questions.

Ms. Valenti stated that there have been over-night parking issues at the Amenity Center. She requested that the Board hold a Public Hearing on rules and enforcement so that the Board can create some rules regarding overnight parking. Ms. Valenti reviewed the visitor parking for the townhomes in Village 8. She stated that she would also like to discuss this at the Public Hearing. Ms. Sandy stated that signs can be posted without going through the rulemaking process but the District would not be able to enforce towing. Ms. Valenti stated that she felt enforcement would be needed. Ms. Sandy asked for a motion to set the date and time for the Public Hearing and authorized District staff to notice the meeting and draft the rules.

On a motion by Ms. Valenti, seconded by Ms. Smith, with all in favor, the Board of Supervisors authorized District staff to change the regular meeting date from February 5, 2015 to February 12, 2015 and advertise a Public Hearing on Rules and Enforcement to be held on Thursday, February 12, 2015 at 2:00 p.m. at the office of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Long Lake Ranch Community Development District.

Ms. Valenti stated that she wanted to discuss ID cards. She stated that if the District will be using security and pool monitors then ID cards will probably be needed. Ms. Valenti stated that there will be a small office area where a computer and the software could be located. Discussion ensued. Ms. Valenti stated that if they choose to go with a card access rather than a key fob access then the picture could be put on the access card. She stated that this item could be discussed again at a later date.

Ms. Valenti stated that as she was writing the community standards for the townhomes she ran into the issue of sidewalk maintenance. She asked if the District would be responsible for maintaining those sidewalks and if the District will look at the townhomes differently in how they access for reserves for those particular streets and the sidewalks. Ms. Valenti stated that she had a discussion with District Counsel regarding conducting a Reserve Study after the amenities are completed. Discussion ensued regarding sidewalk repairs. Ms. Sandy stated that if the District owns the sidewalks in the townhome section then the repairs would be the District's responsibility. Mr. Rogers stated that the County will not take responsibility for sidewalk repairs and they will assess the resident for street repairs to County owned roads.

Ms. Valenti stated that she would like to have a discussion regarding security issues. She stated she and Ms. Suit have been looking for options regarding on-site security. Ms. Valenti stated that one of the options would be hiring private security. She stated that they also discussed hiring a part-time maintenance employee who would have the authority to ask people who are not members of the amenity center to leave. Ms. Valenti stated that if the employee had a problem with someone they would also have the authority to call the police. She stated that the developer does not really want to hire private security due to past issues in other communities. Ms. Valenti stated that the off-duty Pasco County Sheriff's deputy patrols don't enforce rules and are expensive to hire. She stated that a part-time employee could also do the janitorial work.

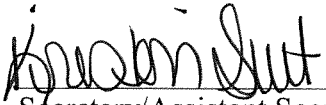
_____ Ms. Valenti stated that she and Ms. Suit discussed having the part-time employee work on Saturday mornings and four days during the week for a total of 20 hours. She stated that when school is out additional hours could be added. Ms. Suit stated that the employee would be hired through Rizzetta Amenity Services. Discussion ensued. The Board entertained audience comments. The Board decided to table this item until their February meeting.

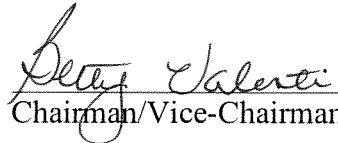
ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Suit stated that if there was no further business to come before the Board a motion to adjourn would be in order.

On a motion by Ms. Valenti, seconded by Mr. Piendel, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 6:40 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman