

**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, October 2, 2014 at 2:00 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	<b>Board Supervisor, Chairman</b>
John Hennebery	<b>Board Supervisor, Assistant Secretary</b>
Robert Barber	<b>Board Supervisor, Assistant Secretary</b>
Walter Beeman	<b>Board Supervisor, Assistant Secretary</b>

Also Present Were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping Green &amp; Sams, PA</b>
Ed Rogers	<b>District Engineer, Heidt Design</b>
Joyce Zevola	<b>Representative, Beazer Homes</b>

**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 stated for the record that there were no members of the general audience present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on September 4, 2014**

Ms. Suit asked if there were any additions, deletions, or corrections. There were none.

On a motion by Mr. Beeman, seconded by Ms. Hennebery, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 4, 2014 as presented for Long Lake Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for August 2014**

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2014 (\$16,900.22) as presented for Long Lake Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions #21 - 29**

Ms. Suit presented the Series 2014 Construction Requisitions #21 – 29. There were no questions.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #21 - 29 as presented for Long Lake Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-01, Designating an Assistant Secretary**

Ms. Suit presented and reviewed Resolution 2014-01, Designating an Assistant Secretary. She stated that the resolution would be appointing her as an Assistant Secretary for signature purposes.

On a motion by Mr. Beeman, seconded by Mr. Hennebery, with all in favor, the Board of Supervisors approved Resolution 2014-01, Designating an Assistant Secretary (Kristin Suit) as presented for Long Lake Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Amenity Center Policies**

Ms. Suit asked for a motion to open the public hearing on Amenity Center Policies.

On a motion by Mr. Hennebery, seconded by Mr. Beeman, with all in favor, the Board of Supervisors opened the Public Hearing on Amenity Center Policies for Long Lake Ranch Community Development District.

Ms. Suit stated for the record that the public hearing had been duly advertised in a local paper. She stated that there were no members of the general public present.

Ms. Mackie presented and reviewed the Amenity Center Policies. She entertained the Board members' questions. Discussion ensued.

Ms. Suit asked for a motion to close the public hearing on Amenity Center Policies.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors closed the Public Hearing on Amenity Center Policies for Long Lake Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-02, Adopting Amenity Center Policies**

Ms. Suit presented Resolution 2015-02, Adopting Amenity Center Policies. Ms. Mackie stated that she would make the changes to the Amenity Center Policies as discussed.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved Resolution 2015-02, Adopting Amenity Center Policies as amended for Long Lake Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Contract for Landscape Maintenance Inspection Services**

Ms. Suit presented and reviewed the contract from Rizzetta Amenity Services for Landscape Maintenance Inspection Services. Discussion ensued. Ms. Valenti stated that the scope of services could be increased as Long Lake Ranch grows. Mr. Beeman asked if there was going to be a field report. Ms. Valenti stated that it was included in the contract.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Rizzetta Amenity Services' contract for Landscape Maintenance Inspection Services as presented (subject to review by District Counsel) for Long Lake Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Update Regarding License and Maintenance Agreements with Pasco County**

Ms. Mackie gave the Board an update on the License and Maintenance Agreements with Pasco County for Sunlake Boulevard Phase 1A, Sunlake Boulevard Phases 1B and 2, Long Lake Boulevard, Long Lake Ranch Village 2, Parcels C-1, C-2, D-1 and D-2. She stated that she and Mr. Rogers are close to finalizing the agreements. Ms. Mackie stated that she will send them to Ms. Valenti for approval when they are completed. She stated that going forward the agreements could be approved on a staff level rather than bringing them before the Board of County Commissioners.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Change Orders (if any)**

Ms. Mackie stated that there were no change orders at this time. She stated that she is aware of one hardscape change order that is pending.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.

C. District Manager

Ms. Suit stated that the next regular Board meeting is scheduled for November 6, 2014 at 2:00 p.m.

Mr. Brizendine stated that he needs the value of the District's monuments and playground equipment for the District's insurance. Ms. Mackie stated that technically the District doesn't own them at this point so the values aren't needed.

Ms. Suit stated that there have been some resident complaints regarding trespassing.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

There were no audience members present.

Ms. Valenti stated that there will be a community event held on November <sup>13</sup>30, 2014 at 6:30 p.m.

**FOURTEENTH 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. Beeman, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 3:15 p.m. for Long Lake Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice-Chairman