

**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 3, 2013 at 10:00 a.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:

Chris Santoro	<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>
Cordell Matthews	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel, Hopping Green &amp; Sams, PA</b>
Ed Bulleit	<b>Investment Banker, MBS Capital Markets</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Matthews called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Matthews stated that there were no audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of the Board of Supervisors' Meeting held on September 6, 2013**

Mr. Matthews asked if there were any additions, deletions, or corrections. There were none.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 6, 2013 as presented for Long Lake Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for August 2013**

On a motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2013 (\$21,368.94) as presented for Long Lake Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Resignation (Robert June)**

Mr. Brizendine stated that he had received a letter of resignation from Board supervisor, Rob June. He asked the Board for a motion to accept Mr. June's letter of resignation.

On a Motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors accepted Rob June's resignation from the Board of Supervisors for Long Lake Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Replacement (John Hennebery)**

Mr. Brizendine asked if there were any nominations for a Board Supervisor replacement. Mr. Barber nominated John Hennebery as a Board Supervisor replacement.

On a motion by Mr. Barber, seconded by Mr. Beeman, with all in favor, the Board of Supervisors appointed John Hennebery to fill the Board Supervisor vacancy for Long Lake Ranch Community Development District.

Mr. Brizendine stated that since Mr. Hennebery was not present at today's meeting he would administer his oath of office at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-01, Designating Officers of the District**

Mr. Brizendine presented Resolution 2013-01, Designating Officers of the District. He stated that Rob June was the Chairman so the Board will need to fill the position. Mr. Barber nominated Betty Valenti for the position of Chairman.

On a Motion by Mr. Barber, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved Resolution 2013-01, Designating Officers of the District and appointed Betty Valenti as Chairman for Long Lake Ranch Community Development District.

Mr. Brizendine stated that since Ms. Valenti would be moving from Vice Chairman to Chairman, the Board now has a vacancy in the Vice Chairman position.

On a Motion by Mr. Barber, seconded by Mr. Santoro, with all in favor, the Board of Supervisors appointed John Hennebery as Vice Chairman for Long Lake Ranch Community Development District.

Mr. Brizendine asked for a motion authorizing an Assistant Secretary to execute documents since neither the Chairman nor Vice Chairman was present at the meeting.

On a Motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors authorized an Assistant Secretary to execute documents for today's meeting for Long Lake Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Request for Proposal Documents Related to Construction Services for Landscape, Hardscape, and Irrigation Improvements**

Ms. Kilinski stated that the project was originally bid out by the developer but the project has since been moved to a District bid. She stated that the entire bid package has been included in the meeting agenda. Ms. Kilinski stated that the Board has some flexibility if they would like to change any of the perimeters that are set forth herein. She reviewed the evaluation criteria that the Board will be using to rank the proposals that are submitted in response to the RFP. Ms. Kilinski entertained the Board member's questions. Discussion ensued.

Ms. Kilinski stated that the advertisement has already run with a due date for the bids to be back on October 24<sup>th</sup>. She stated that there would be an addendum to include the revision to the evaluation criteria. Ms. Kilinski stated that the instructions to the proposers lay out the basic requirements for the bid. She entertained the Board member's questions. Discussion ensued regarding various aspects of the bid process.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the RFP bid documents in the agenda including the evaluation criteria as amended for Long Lake Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Deficit Funding Agreement**

Ms. Kilinski stated that it was discussed at the Board's last meeting to have a deficit funding agreement in place for the next fiscal year. She reviewed the agreement for the Board. Ms. Kilinski stated that the agreement would only come into play if the District needs more than the \$200,000 that was levied by assessments.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Deficit Funding Agreement as presented for Long Lake Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. District Manager  
Mr. Matthews stated that the next regular scheduled meeting was November 7, 2013 at 10:00 a.m.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

Mr. Matthews stated that there were no audience members present.

Mr. Bulleit gave the Board an update on the financing. He stated that he is moving along on getting the due diligence so that he will be in a position to come to the next meeting with a delegation resolution. Mr. Bulleit stated that the resolution would essentially be approving all of the documents in substantially final form which means that they are 98% complete. He stated that he hopes to provide a draft of the offering statement by the end of next week. Mr. Bulleit entertained the Board member's questions regarding the bond process.

Mr. Matthews asked if there were any Supervisor requests. Mr. Santoro stated that at the next meeting the Board would be scoring the proposals received from the RFP. He stated the proposal packages were due back by October 24<sup>th</sup> to Beazer's office. Discussion ensued regarding the public bid opening. The Board decided to change the RFP to have the proposals due back to Rizzetta & Company's office for the public bid opening.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Matthews stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 10:34 a.m. for Long Lake Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice-Chairman