

**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, November 6, 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>
Chris Santoro	<b>Board Supervisor, Assistant Secretary</b>
Walter Beeman	<b>Board Supervisor, Assistant Secretary</b>

Also Present Were:

Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Clif Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sarah Sandy	<b>District Counsel, Hopping Green &amp; Sams, PA</b> <i>(via conference call)</i>
Ed Rogers	<b>District Engineer, Heidt Design</b> <i>(via conference call)</i>
Michael Piendel	<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 October 2, 2014**

Ms. Suit stated that the changes would be made to the meeting minutes as requested.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 2, 2014 as amended for Long Lake Ranch Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for September 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 September 2014 (\$15,148.93) as presented for Long Lake Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions #30 - 35**

Ms. Suit presented the Series 2014 Construction Requisitions #30 – 35. There were no questions.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #30 - 35 as presented for Long Lake Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Resignation**

Ms. Suit stated that she received a resignation letter from John Hennebery. She asked the Board for a motion to accept Mr. Hennebery’s resignation from the Board of Supervisors.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors accepted John Hennebery’s letter of resignation from the Board of Supervisors for Long Lake Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Replacement (Michael Piendel)**

Ms. Suit asked if the Board had a recommendation for a Board supervisor replacement. She stated that the replacement would be taking seat #4 with the term running through 2017.

On a motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors appointed Michael Piendel to Seat #4 for the Board of Supervisors for Long Lake Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly Appointed Supervisor**

Ms. Suit, a Notary Public in the State of Florida, administered the oath of office to Mr. Piendel. Mr. Piendel swore and affirmed to the oath and executed the oath.

**NINTH ORDER OF BUSINESS**

**Review of Form 1 and Sunshine Amendment**

Ms. Suit and Ms. Sandy reviewed the Form 1, Florida Statute Chapter 190, and the Sunshine Amendment for Mr. Piendel.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-03, Re-designating Officers of the District**

Ms. Suit presented and reviewed Resolution 2015-03, Re-designating Officers of the District. She stated that Mr. Hennebery was the Vice Chairman and the Board would now need to appoint a new Vice Chairman.

On a motion by Mr. Santoro, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2015-03, Re-designating Officers of the District (Betty Valenti – Chairman, Michael Piendel – Vice Chairman and Chris Santoro, Robert Barber, Walter Beeman, Scott Brizendine, and Kristen Suit as Assistant Secretaries) for Long Lake Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-04, Amending Fiscal Year 2013/2014 General Fund Budget**

Ms. Suit presented and reviewed Resolution 2015-04, Amending Fiscal Year 2013/2014 General Fund Budget. She entertained the Board members' questions.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved Resolution 2015-04, Amending Fiscal Year 2013/2014 General Fund Budget as presented for Long Lake Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

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

Ms. Sandy stated that there were no Change Orders at this time.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Ms. Sandy gave the Board an update on the acquisition of the water and sewer utilities for Village 2, Parcels A-1, A-2, B-1 and B-2 and the water and sewer utilities for Sunlake Blvd., Phase 2. She stated that the improvements are complete and ready for acquisition pursuant to the requirements and procedures under the Acquisition Agreement between the District and the Developer. Ms. Sandy stated that Mr. Rogers has confirmed that the improvements are within the District's development plan. She stated that the acquisition amount for Village 2, Parcels A-1, A-2, B-1 and B-2 is \$438,567.74 and the acquisition amount for Sunlake Blvd, Phase 2 is \$268,285.66. Ms. Sandy stated that Mr. Rogers agreed that the acquisition amounts were fair and reasonable amounts and that they don't exceed the value of the improvements. She stated that the improvements will be acquired by the District and subsequently dedicated to the County for ownership and maintenance. Ms. Sandy stated once all documentation required pursuant to the Acquisition Agreement is received, the District would process a requisition to the Developer for the acquisition amounts. Ms. Sandy entertained the Board members' questions.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the acquisition of the water and sewer utilities for Village 2, Parcels A-1, A-2, B-1 and B-2 at a not-to-exceed value of \$440,000.00 and the acquisition of the water and sewer utilities for Sunlake Blvd., Phase 2 at a not-to-exceed value of \$270,000.00 subject to receipt of requisite documentation under the Acquisition Agreement and review by District Counsel for Long Lake Ranch Community Development District.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors authorized District Chairman to execute the conveyance documentation required to convey the water and sewer utilities for Village 2, Parcels A-1, A-2, B-1 and B-2 and Sunlake Blvd., Phase 2 to the County for Long Lake Ranch Community Development District.

B. District Engineer  
No report.

C. District Manager  
Ms. Suit stated that the next regular Board meeting is scheduled for December 4, 2014 at 2:00 p.m.

**FOURTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

There were no audience members present.

Ms. Valenti stated that at the HOA meeting there was a lot of concern regarding individuals who do not live within the District using the facilities and four wheelers on the property. She stated that they requested that the Amenity Center be fenced in with a gate access which doesn't fit the community concept. Ms. Valenti stated that she spoke to both Beazer Homes and M/I Homes and suggested a second option which they were in favor of. She suggested that the District hire off-duty sheriff's deputies to patrol the Amenity Center area at a cost of \$35/hr with a minimum of four hour shifts. Discussion ensued. The Board decided not to hire any off-duty sheriff's deputies at this time.

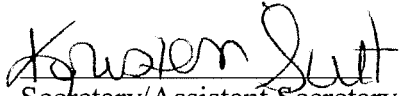
A brief discussion ensued regarding signage for the Amenity Center. It was decided that District Counsel would address this at the Board's December meeting.

**FIFTEENTH 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 Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 2:34 p.m. for Long Lake Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice-Chairman

