

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, February 12, 2015 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	Board Supervisor, Chairman
Michael Piendel	Board Supervisor, Vice Chairman
Chris Santoro	Board Supervisor, Assistant Secretary
Walter Beeman	Board Supervisor, Assistant Secretary
Susan Smith	Board Supervisor, Assistant Secretary

Also Present Were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Eric Dailey	Dir. of Management Services, Rizzetta & Co.
Bryan Rizzetta	Representative, Rizzetta Technology Services
Tucker Mackie	District Counsel, Hopping Green & Sams, PA
Ed Rogers	District Engineer, Heidt Design
Tom Swain	Representative, Envera Systems
Rob Cirillo	Representative, Securiteam

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.

Ms. Valenti requested that the Board take the agenda out of order to address the consideration of the proposals for security services as representatives were present at the meeting. The Board agreed.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Security Services

Ms. Valenti asked the Board to consider an access card system and off-site monitoring.

Mr. Swain from Envera Systems gave the Board a presentation on his company's services. He gave the Board some preliminary numbers as he had no hard copy proposals to present. Mr. Swain entertained the Board members' questions.

Mr. Cirillo from Securiteam gave the Board a presentation on his company's services and gave the Board some estimates. He also distributed proposals for the Board's review. Mr. Cirillo entertained the Board members' questions. Discussion ensued. The Board decided to table the proposals for an access card system until their March meeting as the proposers need specifics on what the District needs so that they can provide more detailed proposals.

The Board also discussed the short term security patrol proposals from Allied Barton and Meridian. Ms. Valenti recommended four hour shifts Monday through Friday and 8 hour shifts on the weekends. She suggested starting out at 36 hours and the hours could be cut back if needed. Ms. Valenti stated that all shifts are four hours with 24 hours being the minimum number of hours that Allied Barton and Meridian would be willing to take.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Allied Barton's proposal for Security Patrols starting at 36 hours per week (subject to District Counsel preparing a form of agreement) for Long Lake Ranch Community Development District and giving discretion to the District Chair to execute the final form of Agreement.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on December 18, 2014

There were no changes to the meeting minutes.

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' special meeting held on December 18, 2014 as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 8, 2015

There were no changes to the meeting minutes.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 8, 2015 as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for December 2014

Discussion ensued regarding various invoices and the services they represent.

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.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #49 - 54

Ms. Suit presented the Series 2014 Construction Requisitions #49 – 54. 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 #49 - 54 as presented for Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing on Rules Relating to Parking and Parking Enforcement

Ms. Suit asked for a motion to open the public hearing.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors opened the Public Hearing on Rules Related to Parking and Parking Enforcement for Long Lake Ranch Community Development District.

Ms. Mackie reviewed the rules relating to parking and the parking enforcement. She entertained the Board members' questions. The Board requested that the description of the townhomes be removed to be more general in nature.

Ms. Suit asked for a motion to close the public hearing.

On a motion by Mr. Beeman, seconded by Ms. Santoro, with all in favor, the Board of Supervisors closed the Public Hearing on Rules Related to Parking and Parking Enforcement for Long Lake Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2015-06, Adopting Rules Relating to Parking and Parking Enforcement

Ms. Mackie presented and reviewed Resolution 2015-06, Adopting Rules Relating to Parking and Parking Enforcement. Discussion ensued.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Rules Relating to Parking and Parking Enforcement (subject to changes in Section C - regarding the description of the townhomes) for Long Lake Ranch Community Development District.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved Resolution 2015-06, Adopting Rules Relating to Parking and Parking Enforcement for Long Lake Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Second Construction Funding Agreement by and between the District and Long Lake Ranch, LLC

Ms. Mackie reviewed the Second Construction Funding Agreement by and between the District and Long Lake Ranch, LLC. She entertained the Board members' questions.

On a motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Second Construction Funding Agreement by and Between the District and Long Lake Ranch, LLC (subject to further review by Counsel to the LLC) for Long Lake Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Review and Ranking of Proposals Received in Response to RFP for Construction Services for Long Lake Ranch Infrastructure Improvements Associated with: Nightshade Drive, Serona Drive, Village 3 and Village 6

The Board decided to table this item until their continued meeting on February 25th at 2:00 p.m.

TWELFTH ORDER OF BUSINESS

Consideration of Award of Contract for Construction Services for Long Lake Ranch Infrastructure Improvements Associated with: Nightshade Drive, Serona Drive, Village 3 and Village 6

The Board decided to table this item until their continued meeting on February 25th at 2:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Direct Purchase of Materials

The Board decided to table this item until their continued meeting on February 25th at 2:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Consideration of Brighthouse Proposal for Internet Services

Ms. Valenti reviewed some costs from Brighthouse for internet services for the picnic pavilion and the cabana. She entertained the Board members' questions. Ms. Valenti stated that she wouldn't have a contract from Brighthouse until they actually install the lines.

On a motion by Mr. Beeman, seconded by Ms. Smith, with all in favor, the Board of Supervisors authorized District Chairman on the District's behalf to convey to Brighthouse that the District will be looking into entering into an agreement for a period of three years for the picnic pavilion (first phase) at a cost of \$160 per month and \$60 for installation and for internet services at the cabana (2nd phase) at a cost of \$196 per month and \$60 for installation for Long Lake Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Contract for Technology Services with Rizzetta Technology Services, Inc.

Ms. Mackie stated that her office and Rizzetta's office are reviewing the form of agreement that is included in the agenda. She stated that if the Board decides to enter into agreement with Rizzetta Technology Services it would be subject to further review by District Counsel. Mr. Dailey entertained the Board members questions. Ms. Suit reviewed the proposal for the Board. She stated that there would be a \$1,500.00 fee to develop the website and a monthly fee of \$100.00 for hosting/backup and content updating. Ms. Suit stated that the District currently has \$3,600 in the budget for the website.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved Rizzetta Technology Services Contract for Website Services (subject to further review by District Counsel and authorized District Chairman to execute the agreement once it is finalized) for Long Lake Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Change Orders (if any)

This item was tabled.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report. Ms. Mackie stated that she would be updating the Board on the legislative sessions.
- B. District Engineer
Mr. Rogers stated that last month he went to the County to check on the status of the District's License and Maintenance Agreement for Sunlake Blvd. He stated that it hasn't been recorded because they were only provided with one executed copy and they require two. Mr. Rogers stated that he had two new ones prepared and asked the Chairman to execute them
- C. District Manager
No report.

EIGHTEENTH ORDER OF BUSINESS

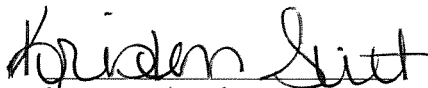
Audience Comments and Supervisor Requests


There were no audience members present to comment and there were no Supervisor requests.

NINETEENTH ORDER OF BUSINESS **Continuance**

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

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors continued the Board of Supervisors' meeting to February 25, 2015 at 2:00 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman