

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, March 5, 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
Chris Santoro	Board Supervisor, Assistant Secretary
Walter Beeman	Board Supervisor, Assistant Secretary

Also Present Were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, PA
Ed Rogers	District Engineer, Heidt Design
Rob Cirillo	Representative, Securiteam

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

There were no audience comments on agenda items.

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

THIRD ORDER OF BUSINESS

Consideration of Proposals for Security Services

Mr. Cirillo gave the Board a presentation regarding Securiteam's security services. He reviewed his proposals for the Board. Discussion ensued.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved Securiteam's proposal for Security Services with the installation of an Access Control System (\$83,558.00), a Surveillance System (\$36,627.00) and a monthly remote video monitoring system service (\$400.00) for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 12, 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 February 12, 2015 as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for January 2015

Discussion ensued regarding various invoices and the services they represent.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2015 (\$11,996.42) as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #55 - 57

Ms. Suit presented the Series 2014 Construction Requisitions #55 – 57. 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 #55 - 57 as presented for Long Lake Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Revised Recreational Rules and Regulations

Ms. Valenti reviewed the revisions to the revised Recreational Rules and Regulations. She stated that the revision was to allow non-motorized boats in the large lake. Discussion ensued. Mr. Santoro stated that there is another larger borrow pit in Village I that the Board may want to add to also allow non-motorized boats. Ms. Mackie stated that the second lake could also be included in the revised rules. She stated that the two lakes would need to be specifically identified in the rules.

On a motion by Mr. Beeman, seconded by Ms. Santoro, with all in favor, the Board of Supervisors approved the revised Recreational Rules and Regulations subject to further discussion between the Chairman and District Counsel regarding adding language on descriptions for the water bodies for Long Lake Ranch Community Development District.

EIGHTH 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

Ms. Mackie stated that at the previous Board meeting on February 12th the Board had received the proposals but because the time between the receipt of the proposals and the next Board meeting was relatively short the Board decided to table the review of the proposals until such time as Staff and the construction manager had time to review the proposals in detail. She stated that in doing so the District's engineer and construction manager realized that a change in the site conditions had occurred from the time that staff initially prepared the proposal package such that the bid proposal itself didn't include what may end up being an item of significance such that a change order might be necessary in the future. Ms. Mackie stated that staff has discussed whether to move forward with consideration of the proposals or to reject all proposals and go back out with a new RFP that incorporates the change in site condition. She stated that it is staff's recommendation to the Board to reject all proposals and go back out with a new RFP so that the Board can be assured at the time of contract that the base price includes the scope of services as it exists today. Ms. Mackie entertained the Board members' questions.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors determined to reject all 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 for Long Lake Ranch Community Development District.

Ms. Mackie asked the Board to consider re-advertising the RFP. She stated that the District's engineer has been working on a revised proposal package. She stated that the proposal package would be sent to the three previous proposers as a courtesy but the District would also need to re-advertise the RFP as well. Ms. Mackie asked for a motion to amend the agenda for the consideration of the advertisement and evaluation criteria related to Long Lake Ranch Infrastructure Improvements associated with Nightshade Drive, Serona Drive, Village 3 and Village 6.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved amending the agenda for the consideration of the advertisement and evaluation criteria related to Long Lake Ranch Infrastructure Improvements associated with Nightshade Drive, Serona Drive, Village 3 and Village 6 for Long Lake Ranch Community Development District.

Ms. Mackie stated that since the re-advertisement was not included on the meeting agenda she would like to ask if there were any audience comments on this item. The Board entertained audience comments regarding the re-advertisement of the RFP for construction services.

Ms. Mackie reviewed the revised dates for the RFP. Discussion ensued regarding the advertisement for the RFP. The Board ~~decided~~ decided to change their regular April meeting from the 2nd at 5:30 p.m. to the 16th at 11:00 a.m. Ms. Mackie reviewed the revised evaluation criteria.

Ms. Mackie sated that she would need a motion to authorize District staff to proceed with advertising the RFP and approval of the revised evaluation criteria. Discussion ensued.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors authorized District staff to re-advertise the RFP for Construction Services for Long Lake Ranch Infrastructure Improvements associated with Nightshade Drive, Serona Drive, Village 3 and Village 6 and approved the revised Evaluation Criteria for Long Lake Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Change Orders (if any)

Ms. Mackie reviewed hardscape change orders #3 in the amount of \$156,789.00, #4 in the amount of \$142,920.00, and #5 in the amount of \$76,865.00. She stated that the change orders were for additional work not included in Cornerstone's original hardscape contract. Ms. Mackie stated that the change orders are still subject to further review by the construction manager, the engineer and Cornerstone. She stated that the change order costs were not to exceed amounts.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the execution of Cornerstone Hardscapes' Change Orders #3 (\$156,789.00), #4 (\$142,920.00), and #5 (\$76,865.00) subject to further review by District Counsel, District Engineer and the District's Construction Manager for Long Lake Ranch Community Development District.

Ms. Mackie stated that she didn't have hard numbers for Cornerstone's landscape change orders yet. She stated that there would be one change order to the contract that encapsulates everything that has been change ordered to date which includes the deduction for direct owner material purchases plus some additional work that has been added.

Ms. Mackie stated that a limited notice to proceed had not been issued yet for Phase 2 and the contractor for the hardscape was authorized to proceed with the continuance of the project. She stated that an agreed completion date for the work has been set for December 31, 2015. Ms. Mackie stated that the total amount for Phase 2 is \$1,975,395.77. \

On a motion by Mr. Santoro, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized District Staff to transmit a limited Notice to Proceed #2 for the Hardscape Contract in the amount of \$1,975,395.77 for Long Lake Ranch Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager
No report.

Ms. Suit stated that the next meeting was originally scheduled for April 2, 2015 at 5:30 p.m. and asked for a motion to change the meeting date to April 16th at 11:00 a.m. as previously discussed.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved changing their regular meeting scheduled for April 2, 2015 at 5:30 p.m. to April 16, 2015 at 11:00 a.m. for Long Lake Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present to comment. Ms. Suit asked if there were any Supervisor requests.

Ms. Valenti stated that there were some issues negotiating the contract with Allied Barton so the District is using Meridian Security who is doing an excellent job.

Ms. Valenti requested that the Board approve the HOA installing a message board at the mail kiosk.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the HOA installing a message board at the mail kiosk for Long Lake Ranch Community Development District.

Ms. Valenti stated that the HOA has contracted with a company who provides a messaging program that allows the HOA to send messages via voicemail, text or email to the homeowners depending on how they sign up for it. She stated that Volovoice allows for five administrators and she was wondering if the District would like to have Ms. Suit as one of the administrators. Ms. Valenti stated that if a message needed to go out for the District she would be able to send it out. Discussion ensued.

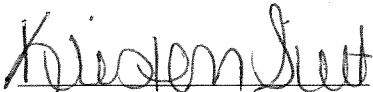
On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized the District to have a representative on the list of authorized administrators and for that person to be the District Manager for Long Lake Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors adjourned the meeting at 3:02 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman