

**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, April 16, 2015 at 11:00 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:**

|               |  |
|---------------|--|
| Betty Valenti | <b>Board Supervisor, Chairman</b>            |
| Chris Santoro | <b>Board Supervisor, Assistant Secretary</b> |
| Walter Beeman | <b>Board Supervisor, Assistant Secretary</b> |
| Susan Smith   | <b>Board Supervisor, Assistant Secretary</b> |

**Also Present Were:**

|                 |  |
|-----------------|--|
| Michael Piendel | <b>Board Supervisor, Vice Chairman</b><br><i>(via conference call)</i> |
| 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>                                 |

**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.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on March 5, 2015**

Ms. Suit stated that she would have the various changes made to the minutes as discussed.

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 March 5, 2015 as amended for Long Lake Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for February 2015**

Discussion ensued regarding the annual dissemination report invoice. Mr. Beeman requested that Ms. Mackie send him a copy of the report.

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 February 2015 (\$20,010.79) as presented for Long Lake Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions #58 - 63**

Ms. Suit presented the Series 2014 Construction Requisitions #58 – 63. 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 #58 - 63 as presented for Long Lake Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-07, Extending Terms of Office**

Ms. Suit presented Resolution 2015-07, Extending Terms of Office. Ms. Mackie reviewed the resolution for the Board. She explained that the resolution would be extending the Board Supervisors' terms to coincide with the general election.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2015-07, Extending Terms of Office for Long Lake Ranch Community Development District.

**SEVENTH 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**

Mr. Rogers discussed the proposals and the ranking sheets with the Board. He reviewed various information provided in each proposal. Discussion ensued between District Counsel, District Engineer, and the Board. The Board members present individually filled out evaluation forms consistent with the criteria previously adopted by the Board and the average of those scores was calculated.

Ms. Mackie read into record the ranking results as follows:

Ripa & Associates, LLC – 89.91 total points  
The Kearney Companies, LLC – 91.26 total points  
Moretrench Gigliotti – 99.60 total points

On a motion by Mr. Santoro, seconded by Ms. Smith, with all in favor, the Board of Supervisors awarded the contract to Moretrench Gigliotti as the first ranked respondent with The Kearney Companies ranked number two and Ripa & Associates ranked number three and authorized District staff to send out award notices and upon the expiration of the protest period work with Moretrench Gigliotti to expedite and execute a contract for Construction Services for Long Lake Ranch Infrastructure Improvements associated with: Nightshade Drive, Serona Drive, Village 3 and Village 6 in the not to exceed amount of \$5,952,295.18 and subsequently issue a notice to proceed for Lake Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Cost Sharing Agreement  
between Long Lake Ranch CDD and Long Lake  
Ranch LLC**

Ms. Suit presented the Cost Sharing Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC for the construction of infrastructure improvements for Nightshade Drive, Serona Drive, portions of Village 3 and Village 6 that was distributed to the Board under separate cover. Ms. Mackie asked for a motion to add this item to the meeting agenda.

On a motion by Mr. Beeman, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved adding the consideration of the Cost Sharing Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC to the meeting agenda for Long Lake Ranch Community Development District.

Ms. Mackie reviewed the agreement for the Board.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Cost Sharing Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC for the construction of infrastructure improvements for Nightshade Drive, Serona Drive, portions of Village 3 and Village 6 for Long Lake Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Renewal of Public Officials  
Liability Insurance**

Ms. Suit presented the insurance renewal for the public officials liability insurance. Discussion ensued.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the renewal of the Public Officials Liability Insurance for Long Lake Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of SunBrite Furniture's Proposal for Pool Furniture**

Ms. Valenti presented and reviewed SunBrite Furniture's proposal for pool furniture.

On a motion by Mr. Beeman, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved SunBrite Furniture's Proposal for Pool Furniture (\$20,632.00) for Long Lake Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Florida Native Nursery's Proposals for Mitigation Supplemental Planting**

Mr. Santoro presented and reviewed Florida Native Nursery's proposals for Mitigation Supplemental Planting.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Florida Native Nursery's Proposals for Mitigation Supplemental Planting (\$2,087.00) and (\$2,116.00) for Long Lake Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

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

There were no change orders at this time.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding Guest Passes for Sales Associates**

Ms. Valenti discussed the guest passes for sales associates with the Board. She suggested that three guest passes be provided per builder per day.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved guest passes for the sales associates (three passes per builder per day) for Long Lake Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Revised Recreational Facilities Rules and Regulations**

Ms. Valenti discussed the revisions to the Recreational Facilities Rules and Regulations.

On a motion by Mr. Beeman, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the revised Recreational Facilities Rules and Regulations for Long Lake Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Ratification of Brighthouse Contract**

Ms. Suit presented the Brighthouse Contract that was previously approved.

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

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Mackie discussed the current legislative session.
- B. District Engineer  
No report.
- C. District Manager  
Ms. Suit stated that the next meeting was scheduled for May 7, 2015 at 2:00 p.m. and she would be presenting a draft proposed budget for the Board's review prior to them approving the proposed budget at their June meeting.

**SEVENTEENTH 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. There were none.

**EIGHTEENTH 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 Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 12:06 p.m. for Long Lake Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice-Chairman