

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 **special** meeting of the Long Lake Ranch Community Development District was held on **Thursday, May 12, 2014 at 10:05 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	Board Supervisor, Chairman
Chris Santoro	Board Supervisor, Assistant Secretary
Walter Beeman	Board Supervisor, Assistant Secretary

Also Present Were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, PA <i>(via conference call)</i>
Edwin Rogers	District Engineer, Heidt Design <i>(via conference call)</i>

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Brizendine stated for the record that there were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on April 3, 2014

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

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 April 3, 2014 as presented for Long Lake Ranch Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on April 17, 2014

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

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 April 17, 2014 as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for March 2014

Mr. Brizendine stated that the Builders Risk Insurance was included in the operation and maintenance expenditures and based on conversations he had with Mr. Santoro, the term will be extended through the end of July.

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 March 2014 (\$4,545.81) as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Draft Budget for Fiscal Year 2014/2015

Mr. Brizendine presented the draft budget for fiscal year 2014/2015. He stated that the Board will be approving their proposed budget at their June 5th meeting. Mr. Brizendine briefly reviewed the draft budget for the Board. He stated that the Board needs to think about what may be coming online in the next fiscal year. Mr. Santoro stated that he had started working on this and should have some answers to the questions in the comments section within the next couple of days. Mr. Brizendine stated that once he gets that information back from Mr. Santoro he will update the budget and he will bring it back to the Board at their next meeting. There were no questions or comments.

SEVENTH ORDER OF BUSINESS

Consideration of Matters Related to Financing

Ms. Mackie gave the Board an update on the status of the financing. She asked the Board to table the consideration of items 4 B. 1 through 5. She stated that Mr. Bulleit emailed the Board regarding the posting of the preliminary offering statement. Ms. Mackie stated that MBS Capital Markers thought that they would be in a position to price last week but it has now been extended to next week. She stated the request from the District's underwriter is to continue today's meeting to the last week of May following the Memorial Day holiday. Ms. Mackie asked the Board to consider the dates of May 28th, 29th, or 30th. She stated that part of the reason the Board was meeting today was to levy the 2014 assessments that are associated with the bonds however she would like to postpone this until final pricing is available. The Board decided to continue today's meeting and the consideration of matters related to financing to May 30th at 1:30 p.m. Ms. Mackie stated that there will probably be a pre-closing either before or after the meeting on the 30th that will require the Chairman's signature on numerous documents.

EIGHTH ORDER OF BUSINESS

Consideration of Amended and Restated Engineer's Report

This item was tabled.

NINTH ORDER OF BUSINESS

Consideration of Final Supplemental Assessment Allocation Report

This item was tabled.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2014-10, Setting Forth the Terms of the Series 2014 Bonds and Levying and Allocating Assessment Securing the Series 2014 Bonds

This item was tabled.

ELEVENTH ORDER OF BUSINESS

Consideration of Dissemination Agent Agreement

This item was tabled.

TWELFTH ORDER OF BUSINESS

Consideration of Notice of Series 2014 Special Assessments

This item was tabled.

THIRTEENTH ORDER OF BUSINESS

Consideration of Matters Relating to Project Construction

Ms. Mackie stated that she has been working with M/I Homes and Mr. Rogers regarding the request for proposals for the construction of the Village 8 improvements. She stated that the documents distributed to the Board consist of an advertisement and evaluation criteria for the Board's review and approval. Ms. Mackie stated that she was looking to advertise within the next few days given the construction timeline.

The Board made the following changes to the evaluation criteria:

Schedule – 25 points

Personnel – 15 points

Experience, Bonding Capacity and Available Equipment – 15 points

<p>On a motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the evaluation criteria for the RFP for the construction of the Village 8 Improvements as amended as discussed for Long Lake Ranch Community Development District.</p>
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FOURTEENTH ORDER OF BUSINESS

Consideration of Request for Proposal for Village 8 Improvements

Ms. Mackie stated that the bids would be due on June 16th and then sent to the Board members for their review. She stated that the Board could schedule a meeting soon thereafter to review and award the project. Mr. Brizendine stated that the Board meets on June 5th and they could continue that meeting.

Ms. Mackie stated that the advertisement is set to run on May 15th and the notice states that the project manual will be available that day. She stated that the date can be changed to May 19th if more time is needed. Ms. Mackie asked if there was an update on the completion of the bid package. Mr. Rogers stated that typically the bid specifications are included in the sets of construction plans. He stated that the project manual would refer the bidder back to the plans for them. Mr. Rogers stated that the plans are ready now. He stated that the bid tabs should be ready by Thursday. He entertained the Mr. Santoro's questions regarding the earthwork and stated that he would have to work on this. He suggested that the date for the pickup of the project manual be pushed back until Monday, May 19th. Mr. Brizendine stated that the pre-proposal conference was scheduled for May 22nd.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors authorized District staff to advertise for Request for Proposals for the Construction of the Village 8 Improvements as amended (changing the project manual pick-up date to Monday, May 19, 2014 at 9:00 a.m.) for Long Lake Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Change Orders/Work Authorizations

There were no change orders for the Board's consideration at this time.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie gave the Board an update on the legislative session. She stated that there were two bills of note that will be the subject of an additional memorandum to provide more details for the Board. Ms. Mackie stated that one of the bills was an overhaul to Florida Statutes, Chapter 189 and one of the changes is that Districts will be required to have a website by October 1, 2015. She stated that another change was to the current section on ethics. Ms. Mackie stated that she didn't think that it affected any of the Board members at this point. She stated that the firm is still reviewing the changes that were made last week. Ms. Mackie entertained the Board member's questions.

B. District Engineer
No report.

C. District Manager

Mr. Brizendine stated that per the Supervisor of Elections as of April 15, 2014 there were no registered voters in Long Lake Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present.

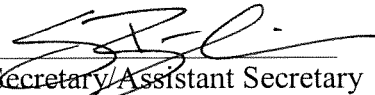
Mr. Brizendine asked if there were any Supervisor requests. There were none.

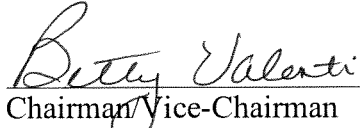
EIGHTEENTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine stated that there was no further business to come before the Board and asked for a motion to continue the meeting.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors continued the Board of Supervisors' meeting to May 30, 2014 at 1:30 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman