
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, May 7, 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

Also Present Were:

Susan Smith	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Joe Roethke	District Manager, Rizzetta & Company, Inc.
Kristen Suit	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams <i>(via conference call)</i>
Ed Rogers	District Engineer, Heidt Design

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Roethke 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 April 16, 2015

There were no changes to the meeting minutes.

<p>On a motion by Ms. Valenti, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 16, 2015 as presented for Long Lake Ranch Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for March 2015

Discussion ensued regarding several invoices. Mr. Santoro mentioned that a \$300.00 invoice from Cornerstone for a stormwater inspection should be billed back to Long Lake Ranch, LLC. Mr. Roethke stated that he would take card of this item.

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 2015 (\$60,290.58) as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #64 - 68

Mr. Roethke presented the Series 2014 Construction Requisitions #64 – 68. 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 #64 - 68 as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Florida Natives Nursery's Proposal

Mr. Roethke presented a proposal from Florida Natives Nursery for plant installation.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the aquatic installation proposal from Florida Natives Nursery at a cost of \$34,324.00 to be paid from the construction fund for Long Lake Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Designation of Fishing and Boating Areas

Mr. Rogers provided a map of the community and a discussion ensued regarding where to allow fishing and boating within the community. Mr. Rogers will adjust the map to include these designated fishing/boating areas that the Board discussed.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Landscape Maintenance

Ms. Valenti discussed some areas of landscaping that are ready to be turned over to the District and mentioned that many of the areas do not look satisfactory. There will be a walkthrough onsite with the vendor on May 28th to discuss any landscape issues before the areas are turned over to the District. A proposal will be presented at the next meeting for the District to contract for landscape and irrigation maintenance services.

NINTH ORDER OF BUSINESS

Discussion Regarding District Signage

Ms. Valenti mentioned that the District will need to order new signage for the pool, fishing, and parking. She asked for a motion to approve a not-to-exceed amount to purchase additional signs.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$6,000.00 for the Chairman to purchase signage on behalf of the District for Long Lake Ranch Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding Amenity Services

Mr. Roethke presented two proposals for Amenity Management Services. He stated that the first was an addendum to the Landscape Maintenance Inspection Services Agreement, which will provide monthly field operations oversight.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the proposal from Rizzetta Amenity Services for monthly field operations management at a cost of \$6,000.00 per year (monthly \$500.00 commitment) for Long Lake Ranch Community Development District.

Mr. Roethke stated that the second proposal was for seasonal club attendants to work onsite.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the proposal from Rizzetta Amenity Services for seasonal club attendants at a total not-to-exceed cost of \$11,521.00 for the remainder of this Fiscal Year (July 1st through September 30th) pending further review of the contract by District Counsel for Long Lake Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Draft Proposed Budget

Mr. Roethke and Ms. Suit reviewed a draft of the Fiscal Year 2015/2016 proposed budget with the Board. Mr. Roethke stated that he would work with Mr. Santoro on the proposed budget and it would be presented at the next meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Matters Related to Construction

Consideration of Cost Share Agreement between Long Lake Ranch Community Development District and Beazer Homes Corp. for the Construction of Infrastructure Improvements

Mr. Roethke distributed a Cost Share Agreement between Long Lake Ranch Community Development District and Beazer Homes Corporation to the Board. Ms. Mackie added comments to the details of the agreement.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Cost Share Agreement between Long Lake Ranch Community Development District and Beazer Homes Corporation for the Construction of Infrastructure Improvements in substantial form, subject to review by Beazer Homes Corporation's Counsel.

Amended and Restated Second Construction Funding Agreement between the Long Lake Ranch Community Development District, Long Lake Ranch LLC, and Beazer Homes Corp.

Mr. Roethke distributed an Amended and Restated Second Construction Funding Agreement between Long Lake Ranch Community Development District, Long Lake Ranch LLC, and Beazer Corporation to the Board. Ms. Mackie added comments to the details of the agreement with the Board.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Amended and Restated Second Construction Funding Agreement between Long Lake Ranch Community Development District, Long Lake Ranch LLC, and Beazer Homes Corporation in substantial form, pending further review by Counsel for Long Lake Ranch, LLC, and Beazer Homes Corp.

THIRTEENTH ORDER OF BUSINESS

Consideration of Matters Related to Financing

Bond Financing Team Funding Agreement between Long Lake Ranch Community Development District and Long Lake Ranch LLC

Mr. Roethke distributed a Bond Financing Team Funding Agreement between Long Lake Ranch Community Development District and Long Lake Ranch LLC to the Board. Ms. Mackie reviewed the details of the agreement with the Board. She stated that this would kick off the process of issuing the next tranche of bonds for the District.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Bond Financing Team Funding Agreement between Long Lake Ranch Community Development District and Long Lake Ranch LLC, subject to further review by Counsel for Long Lake Ranch, LLC

FOURTEENTH ORDER OF BUSINESS

Consideration of Change Orders (if any)

Mr. Roethke distributed Change Order #1 to the contract for Landscape and Irrigation Improvements between Long Lake Ranch Community Development District and Cornerstone Tree Farm.

On a motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved Change Order #1 to the contract between Long Lake Ranch Community Development District and Cornerstone Tree Farm at a cost of \$22,874.00 for Long Lake Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Mackie discussed some updates from the most recent legislative session in the State of Florida.
- B. District Engineer
No report.
- C. District Manager
Mr. Roethke stated that the next meeting was scheduled for June 4, 2015 at 5:30 p.m. and the Board would be approving their proposed budget for Fiscal Year 2015/2016.

Mr. Roethke announced that there were 89 registered voters in the District as of April 15, 2015.

SIXTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present to comment. Mr. Roethke asked if there were any Supervisor requests. Mr. Santoro discussed the recent Cornerstone invoices in the agenda packet.

Ms. Mackie asked for a motion to allow District staff to move forward with discussions with the financing team on the upcoming bond issue.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized District staff to pursue discussions with the financing team in the preparation of any requisite reports for Long Lake Ranch Community Development District.

Ms. Valenti asked for a proposal for mulch installation to be provided and approved before the next meeting.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved setting a not-to-exceed amount of \$15,000.00 for mulch installation for Long Lake Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Mr. Roethke 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 2:55 p.m. for Long Lake Ranch Community Development District.

Secretary/Assistant Secretary

Chairman/Vice-Chairman