

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 **continued** meeting of the Long Lake Ranch Community Development District was held on **Thursday, June 19, 2014 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	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.
Kristen Suit	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, PA
Sara Sandy	District Counsel, Hopping Green & Sams, PA <i>(via conference call)</i>
Edwin Rogers	District Engineer, Heidt Design

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.

Mr. Brizendine stated that there was no business administration to come before the Board.

THIRD ORDER OF BUSINESS

**Consideration of Proposals for Village 8
Construction Services**

Mr. Brizendine stated that two proposals were received in response to the request for proposals for Village 8 construction services. He stated that they were from Kearney Companies (“Kearney”) and RIPA & Associates (“RIPA”). Mr. Brizendine stated that he had a discussion with District Counsel prior to the meeting. Ms. Mackie stated District Counsel reviews the proposals and takes into consideration any variations either in process or in form as it relates to the proposals received. She stated that RIPA submitted their proposal 20 minutes after the deadline. Ms. Mackie stated that it is considered to be in non-compliance with the RFP requirements. She stated that District Counsel would advise the Board to deem RIPA non-responsive for failure to comply with the RFP documents.

Ms. Mackie stated that there were some deficiencies with Kearney's proposal as well. She stated that Kearney failed to submit the required Gantt Chart. Ms. Mackie stated that District Engineer also noted that there was a significant price difference between RIPA and Kearney's proposals. She stated that the reason for it appears to be that Kearney has an existing contract with the developer on site and they were made aware of a change in what the District bid out in the specifications through a change order to their existing contract. Ms. Mackie stated that there was work that was included in the District's bid specifications that is now being done as a project with the developer. She stated that in talking with the District's Engineer he stated that it is very difficult to do an apples to apples comparison because Kearney had information that was unavailable to RIPA

Ms. Mackie stated that her advice to the Board would be to reject both bids because there is a substantial basis for deeming both of them non-compliant. She stated that the Board would then have two options under the District's Rules of Procedure. Ms. Mackie stated that the first option would be to re-advertise and do another formal procurement or use an informal bid process, send out notice to the bidders, wait out the 72 hour protest period and engage both RIPA and Kearney for clarifications. She stated that would involve giving RIPA the information that was available to Kearney so that they could adjust their number and ask Kearney to submit a Gantt Chart. Ms. Mackie and Mr. Rogers entertained the Board members' questions. Ms. Mackie suggested a resubmittal date of July 3rd and the Board review the proposals at their regular meeting on July 10th. Discussion ensued. Ms. Mackie stated that the proposals are not considered a matter of public record until the Board has made a decision and selected a proposer to avoid giving anyone an unfair advantage.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors rejected both proposals submitted, directed District staff to send a notice to the proposers, and authorized District staff to re-engage the proposers after the 72 hour protest period to submit informal bids for the work as revised based on conversations with District Engineer, District Counsel, and the Construction Manager for Long Lake Ranch Community Development District.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the date of July 3, 2014 at 12:00 p.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for the informal bids to be re-submitted unless the District's Construction Manager feels that more time is needed given discussions regarding the bid specifications for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
No report.

C. District Manager

Mr. Brizendine stated that the next regular Board meeting is scheduled for July 10, 2014 at 2:00 p.m.

FIFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present.

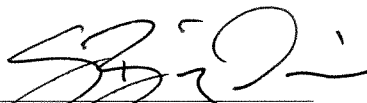
Mr. Brizendine asked if there were any Supervisor requests. There were none.

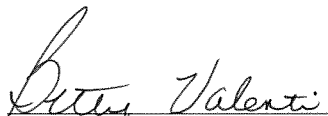
SIXTH ORDER OF BUSINESS

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 adjourned the Board of Supervisors' meeting at 11:15 a.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman