

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, August 7, 2014 at 5:30 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
Robert Barber	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 <i>(via conference call)</i>
Sara Sandy	District Counsel, Hopping Green & Sams, PA <i>(via conference call)</i>

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 present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Continued Meeting held on June 19, 2014

Ms. Suit asked if there were any additions, deletions, or corrections. There were none.

<p>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' continued meeting held on June 19, 2014 as presented for Long Lake Ranch Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on July 10, 2014

Ms. Suit 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 July 10, 2014 as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for June 2014

A brief discussion ensued regarding the District's insurance.

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 June 2014 (\$19,377.56) as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #10 - 15

Ms. Suit presented the Series 2014 Construction Requisitions #10 – 15. A brief discussion ensued. Ms. Mackie entertained the Board members' questions.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #10 - 15 as presented for Long Lake Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2014/2015 Final Operating Budget

Ms. Suit asked for a motion to open the public hearing on fiscal year 2014/2015 final operating budget.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2014/2015 Final Operating Budget for Long Lake Ranch Community Development District.

Ms. Suit stated for the record that the public hearing had been duly advertised in a local paper. She stated that there were no members of the general public present.

Ms. Suit presented and reviewed the final budget for the Board. She stated that the total budget amount was \$240,864 which is an increase of \$17,435 from the proposed budget that the Board approved at their meeting on June 5th.

Ms. Suit reviewed the increased line items of the budget. She stated that the budget has also been updated to reflect the actual expenditures through June. Ms. Suit informed the Board that the administrative portion of the budget totaled \$108,365 and the field operations totaled \$136,399. She stated that the total budget increase from last fiscal year was \$44,764.

Mr. Brizendine stated that the District would be operating under a Developer Funding Agreement again for fiscal year 2014/2015. He stated that the budget could be increased if necessary. Mr. Brizendine stated that the District has received the proposal from Florida Native Nursery for the monitoring for the mitigation areas at a cost of \$3,900. He stated that the budget could be amended at anytime during the fiscal year as well.

Ms. Mackie stated that the operation and maintenance budget will not be on the trim notices but debt portion of the assessments will be. Ms. Valenti stated that she didn't understand that the District would not be collecting any operation and maintenance assessments from homeowners for fiscal year 2014/2015. Discussion ensued. Mr. Brizendine stated that it was his understanding that the Board wanted to do a developer funding agreement rather than levy assessments. He entertained the Board members' questions. Ms. Valenti expressed her concerns regarding not levying assessments for fiscal year 2014/2015. Discussion continued. Ms. Valenti stated that it was her understanding that the developer was going to subsidize with a deficit funding agreement. Mr. Brizendine stated that no notices were sent to levy assessments. He stated that the developer would only be invoiced for the actuals and not the full budget. Ms. Mackie entertained the Board members' questions.

Mr. Brizendine asked if the Board would like to make any changes to the operations and maintenance budget. The Board decided not to make any changes to the budget at this time.

Ms. Suit briefly reviewed the debt service budget with the Board.

Ms. Suit asked for a motion to close the public hearing on fiscal year 2014/2015 final operating budget.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2014/2015 Final Operating Budget for Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2014-13, Adopting Fiscal Year 2014/2015 Final Budget

Ms. Suit presented Resolution 2014-13, Adopting Fiscal Year 2014/2015 Final Budget. Ms. Mackie reviewed the resolution for the Board.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2014-13, Adopting Fiscal Year 2014/2015 Final Budget (\$244,764) as presented for Long Lake Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2014-14, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Suit presented Resolution 2014-14, Imposing Special Assessments and Certifying an Assessment Roll. Ms. Mackie reviewed the resolution for the Board.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors approved Resolution 2014-14 Imposing Special Assessments and Certifying an Assessment Roll as presented for Long Lake Ranch Community Development District and executed contract.

TENTH ORDER OF BUSINESS

Consideration of Funding Agreement for Fiscal Year 2014/2015

Ms. Suit presented the Funding Agreement for Fiscal Year 2014/2015. Ms. Mackie reviewed the developer funding agreement with the Board.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Funding Agreement for Fiscal Year 2014/2015 as presented for Long Lake Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Policies for Amenity Facilities

Ms. Valenti stated that in July the Board discussed the need to create rules and policies for the recreational facilities. She stated that Mr. Brizendine provided a template that she has been working on. Ms. Valenti stated that the document has gone through several revisions and Beazer Homes and M/I Homes have reviewed it. She stated that the draft policies are ready for the Board to review and comment. Ms. Valenti briefly reviewed the draft policies. She stated that the Board could discuss the rules and fee schedule further at their public hearing to adopt them. Mr. Brizendine stated that the Board will need to hold a public hearing and the notice will need to run 29 days prior so the hearing would have to be held at the Board's October meeting. He stated that this would give the Board plenty of time to review and make any changes to the policies.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved setting the Public Hearing on Rule Making and Rule Development for their October meeting for Long Lake Ranch Community Development District.

(Mr. Brizendine left the meeting in progress)

TWELFTH ORDER OF BUSINESS

Ratification of Acquisition of Village 2 Facilities

The ratification of the acquisition of the Village 2 facilities was approved under the ratification of the requisitions. No further action was required.

THIRTEENTH ORDER OF BUSINESS

Ratification of Florida Native Nursery's Agreement for Mitigation Monitoring and Maintenance

Ms. Suit presented and reviewed Florida Native Nursery's Agreement for Mitigation Monitoring and Maintenance.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors ratified Florida Native Nursery's Agreement for Mitigation Monitoring and Maintenance (\$3,900) as presented for Long Lake Ranch Community Development District.

Ms. Mackie stated that she is working on the contract that would combine both the mitigation monitoring and the maintenance. She stated that she will work with the District Engineer to prepare the map that would be associated with the agreement. Ms. Mackie stated that she would prepare and circulate the contract for signature.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie reviewed Cornerstone Hardscapes' change order #2 for the Board. She stated that the change order added a few items to the current contract. Ms. Mackie stated that she would like the opportunity to review the change order with Mr. Santoro, Ms. Zevola, and Mr. Rogers prior to the Chairman executing it.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved Cornerstone Hardscapes' Village 8 Change Order #2 in the amount of \$32,300 and authorizing District Chairman to execute it subject to further review by District staff for Long Lake Ranch Community Development District.

Ms. Mackie stated that the Disclosure of Public Financing that was approved at a previous meeting has now been recorded. She stated that she would be sending copies to Beazer Homes and M/I Homes to include in their disclosure to buyers. Ms. Mackie clarified that it will also show up in the chain of title now that it has been recorded. She stated that the document discloses both the existence of the debt service assessments and the potential existence of operation and maintenance assessments.

Ms. Mackie gave the Board an update on the Village 8 construction contract with Kearney. She stated that she has received bonding information from Kearney. Ms. Mackie informed the Board that it is being revised to incorporate some additional monies into the bond. She stated that when she receives this the contract will be ready to be executed.

B. District Engineer

Not present.

C. District Manager

Ms. Suit stated that the next regular Board meeting is scheduled for September 4, 2014 at 2:00 p.m.

FIFTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present.

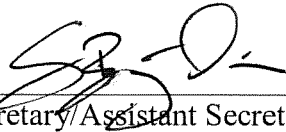
Ms. Suit asked if there were any Supervisor requests. There were none.

SIXTEENTH ORDER OF BUSINESS

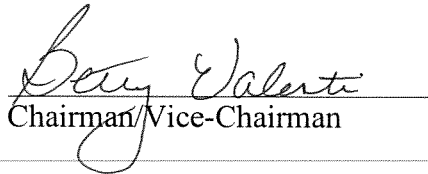
Adjournment

Ms. Suit stated that there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 6:10 p.m. for Long Lake Ranch Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman