

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, September 4, 2014 at 2:10 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>
Ed Rogers	District Engineer, Heidt Design

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' Meeting held on August 7, 2014

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

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 7, 2014 as presented for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for July 2014

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 July 2014 (\$13,605.26) as presented for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #16 - 20

Ms. Suit presented the Series 2014 Construction Requisitions #16 – 20. There were no 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 #16 - 20 as presented for Long Lake Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2014/2015 Operation and Maintenance Assessments

Ms. Suit asked for a motion to open the public hearing on fiscal year 2014/2015 operation and maintenance assessments.

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 Operation and Maintenance Assessments 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. Mackie stated that a mailed noticed was also provided to the landowners within the District.

Mr. Brizendine stated that at the last meeting the Board approved their fiscal year 2014/2015 budget. He stated that today the Board would be looking at a different way to collect the revenue for the budget. Mr. Brizendine clarified that assessments would be levied for fiscal year 2014/2015, beginning October 1, 2014. He presented the assessment table.

Ms. Mackie reviewed Resolution 2014-15, Rescinding Resolution 2014-14, Imposing Special Assessments and Certifying an Assessment Roll. She reviewed the method of collection. Ms. Mackie entertained the Board members' questions.

Ms. Mackie reviewed the General Fund Budget Deficit Funding Agreement. Discussion ensued. Mr. Brizendine stated that the deficit funding agreement would only be used if the District exceeds its budget and there were no funds available.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2014-15, Rescinding Resolution 2014-14, Imposing Assessments and Certifying an Assessment Roll

Ms. Suit presented Resolution 2014-15, Rescinding Resolution 2014-14, Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2014-15, Rescinding Resolution 2014-14, Imposing Special Assessments and Certifying an Assessment Roll as presented for Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2014/2015 General Fund Budget Deficit Funding Agreement

Ms. Suit presented Fiscal Year 2014/2015 General Fund Deficit Funding Agreement. Ms. Mackie briefly reviewed the purpose of the deficit funding agreement. She clarified that it is the same form of agreement that the District utilized last fiscal year.

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

Ms. Suit asked for a motion to close the public hearing on fiscal year 2014/2015 operation and maintenance assessments.

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

NINTH ORDER OF BUSINESS

Consideration of License and Maintenance Agreements with Pasco County

Ms. Mackie presented and reviewed the draft License and Maintenance Agreements with Pasco County for Sunlake Boulevard Phase 1A, Sunlake Boulevard Phases 1B and 2, Long Lake Boulevard, Long Lake Ranch Village 2, Parcels C-1, C-2, D-1 and D-2. She explained the purpose of the agreements and entertained the Board members' questions. Ms. Mackie reviewed the redlined agreement and her requested changes for the County to make. Discussion ensued. Ms. Valenti stated that she would like the maintenance of the bus stop in the right-of-way included in the agreement. Mr. Rogers stated that he would follow-up on this with Pasco County Public Transportation.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors approved the License and Maintenance Agreements in draft form and directed District Staff to work with District Chairman on the revisions with Pasco County for Long Lake Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2014-16, Setting the Meeting Schedule for Fiscal Year 2014/2015

Ms. Suit presented Resolution 2014-16, Setting the Meeting Schedule for Fiscal Year 2014/2015. She stated that the District currently meets on the first Thursday of the month at 2:00 p.m. with the exception of the months of January, April, June, and August when the Board meets at 5:30 p.m.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors approved Resolution 2014-16, Setting the Meeting Schedule for Fiscal Year 2014/2015 as presented for Long Lake Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Change Orders (if any)

Ms. Suit presented Cornerstone Hardscapes' Change Order #2.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors ratified Cornerstone Hardscapes' Change Order #2 in the additional amount of \$32,330.00 as presented for Long Lake Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Utility Service Connection Application

Ms. Suit presented the Pasco County utility service application.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors ratified the Pasco County Utility Service Application as presented for Long Lake Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie stated that at the last meeting the Board set the public hearing on the amenity rules for their October meeting. She stated that she has been reviewing the amenity rules and has a few comments that she will distribute to Ms. Valenti and Mr. Brizendine for review.

Ms. Mackie presented and reviewed a Bill of Sale for the utilities for the Amenity Center that was executed by the Chairman.

On a motion by Mr. Beeman, seconded by Mr. Barber, with all in favor, the Board of Supervisors ratified the acceptance of the utilities associated with the Amenity Center and the subsequent dedication of the utilities to Pasco County and approved the acquisition of the same in the amount of \$200,767.12 for Long Lake Ranch Community Development District.

B. District Engineer
No report.

C. District Manager

Ms. Suit stated that the next regular Board meeting is scheduled for October 2, 2014 at 2:00 p.m. and the Board would be holding their public hearing on amenity rules. A brief discussion ensued regarding the amenity rules. Mr. Brizendine stated that he would email a copy of the amenity rules to the Board for their review in advance of the meeting. Ms. Mackie suggested that after the Board members review the revised amenity rules that they send their comments to Mr. Brizendine.

FOURTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present.

Ms. Suit asked if there were any Supervisor requests. Mr. Barber asked for clarification on the assessments that will be included on the tax bills. Mr. Brizendine stated that the homeowners would be assessed for fiscal year 2014/2015 directly. He stated that he and Ms. Mackie would be happy to review any disclosure that will be given to residents. Discussion ensued. Ms. Mackie stated that this information could also be included on the District's future website.

Ms. Valenti stated that she spoke with Mr. Brizendine regarding the landscape maintenance not being up to par. She stated that they spoke regarding providing an operations manager to oversee the landscape maintenance contractor. Ms. Valenti stated that the cost to have a monthly inspection with the operations manager and the landscape maintenance contractor would be \$250.00 which would not include a report. She stated that next year the amount would increase to the normal rate for landscape maintenance inspections. Ms. Valenti stated that it is in the landscape maintenance contractor's scope of services to supply a monthly report.

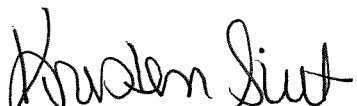
On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved entering into contract with Rizzetta Amenity Services for an Operations Inspection to oversee the landscapers at a cost of \$250/monthly (subject to District Counsel's review) for Long Lake Ranch Community Development District.


FIFTEENTH 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 2:50 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman