

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 **Wednesday, October 7, 2015 at 2:00 p.m.**, at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

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
Gary Betz	Board Supervisor, Assistant Secretary

Also Present Were:

Joe Roethke	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams
Edwin Rogers	District Engineer, Heidt Design
Tyree Brown	Ops Mgr, Rizzetta Amenity Services Inc.
Brett Perez	Austin Outdoor
Jon Souers	Austin Outdoor
Dana Bryant	Austin Outdoor
Scott Brizendine	Assoc. Director of Financial Services, Rizzetta & Co.
Brooke DeVito	Financial Analyst, Rizzetta & Company, Inc.
Robbie Cox	Investment Banker, MBS Capital Markets
Ed Bulleit	Investment Banker, MBS Capital Markets
Danny Tyler	Bond Counsel, Nabors, Giblin & Nickerson
Cynthia Wilhelm	Bond Counsel, Nabors, Giblin & Nickerson
Mark Spada	Vice President, M/I Homes
Janice Entsminger	Trustee, Vice President, US Bank
Misty Taylor	Underwriter's Counsel, Bryant, Miller and Olive

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.

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THIRD ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roethke presented the Field Inspection Report and Mr. Brown reviewed the details of the report with the Board. Mr. Perez addressed the Board and discussed the status of several landscaping issues. Several Board members brought issues to the attention of Mr. Perez that need to be corrected.

(All Representatives of Austin Outdoor left while the meeting was in progress at 2:17 pm)

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 3, 2015

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 September 3, 2015 as presented for Long Lake Ranch Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for August 2015

Ms. Valenti pointed out that there is sales tax being charged to the District on several invoices. Mr. Roethke will look into this and have these removed from future invoices and will work to get credit back for sales tax previously paid.

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2015 (\$56,016.81) as presented for Long Lake Ranch Community Development District.

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SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #88 -#90, #96 - #101

REQUISITION NO.	PAYEE	AMOUNT
CUS 88	The Kearney Companies	\$28,903.02
CUS 89	The Kearney Companies	\$39,461.79
CUS 90	The Kearney Companies	\$84,497.33
CUS 96	FIS Outdoor	\$8,397.18
CUS 97	Hopping, Green & Sams	\$3,887.45
CUS 98	Hopping, Green & Sams	\$ 294.00
CUS 99	Moretrench Gigliotti, Inc.	\$856,391.54
CUS 100	Tree Farm 2, Inc.	\$6,017.50

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82 CUS 101 Hardscapes 2, Inc. \$121,293.59

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On a motion by Mr. Santoro, seconded by Mr. Beeman, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #88-#90, #96-#101 for Long Lake Ranch Community Development District.

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85 **SEVENTH ORDER OF BUSINESS**

**Consideration of Deed of Conservation
Easement from Long Lake Ranch, LLC**

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88 Mr. Roethke presented a Deed of Conservation Easement from Long Lake Ranch LLC to the Board.
89 Ms. Mackie reviewed the details of this deed and entertained various questions from the Board.

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On a motion by Mr. Santoro, seconded by Ms. Valenti, with all in favor, the Board of Supervisors accepted the Deed of Conservation Easement from Long Lake Ranch LLC to the Long Lake Ranch Community Development District.

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93 **EIGHTH ORDER OF BUSINESS**

**Consideration of Matters Pertaining to Series
2015 Bonds**

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**A. Presentation of Amended Restated, and
Supplemented Engineer's Report**

100 Mr. Roethke presented the Engineer's Report and Mr. Rogers reviewed the details of this report
101 with the Board. Ms. Mackie asked Mr. Rogers to confirm that the cost estimates in the Amended
102 Restated and Supplemented Engineer's Report were reasonable and proper with respect to the 2015
103 Project and there would be no issues with carrying out the 2015 Project as presented. Mr. Rogers
104 confirmed that they were reasonable and proper and that there would be no issues.

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**B. Presentation of Final Second Supplemental
Special Assessment Allocation Report**

109 Mr. Roethke presented the Final Second Supplemental Special Assessment Allocation Report and
110 Ms. DeVito reviewed the details of this report with the Board. Ms. Mackie asked Ms. DeVito in her
111 professional opinion, 1) do the lands subject to the Series 2015 Assessments receive special benefits
112 from the 2015 Project; 2) are the Series 2015 Assessments reasonably apportioned among the lands
113 subject to the special assessments; 3) is it reasonable, proper and just to assess the costs of the 2015
114 Project against the lands in the District in accordance with your methodology, which results in the
115 Series 2015 Assessments set forth on the final assessment roll; 4) will the special benefits the lands
116 will receive, as set forth in the final assessment roll, equal to or in excess of the Series 2015
117 Assessments thereon when allocated as set forth in the methodology; and 5) is in the best interests of
118 the District that the Series 2015 Assessments be paid and collected in accordance with the

119 methodology and the District's assessment resolutions? Ms. DeVito answered in the affirmative with
120 respect to all.

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C. Consideration of Resolution 2015-11, Approving the Engineer's Report and Supplemental Special Assessment Allocation Report; Setting Forth the Terms of the Series 2015 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2015 Bonds; Levying and Allocating Assessments Securing the Series 2015 Bonds

Mr. Roethke presented Resolution 2015-11 and Ms. Mackie reviewed the details of this Resolution with the Board.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors adopted Resolution 2015-11 for Long Lake Ranch Community Development District.

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D. Consideration of Agreement by and between the Long Lake Ranch CDD and Long Lake Ranch, LLC, Regarding the Completion of Certain Improvements Relating to the Series 2015 Project

Mr. Roethke presented a completion agreement between Long Lake Ranch CDD and Long Lake Ranch LLC regarding the completion of improvements relating to the Series 2015 project, and Ms. Mackie reviewed the details of this agreement with the Board.

On a motion by Mr. Beeman, seconded by Mr. Betz, with all in favor, the Board of Supervisors approved the Agreement between Long Lake Ranch CDD and Long Lake Ranch, LLC, Regarding the Completion of Certain Improvements Relating to the Series 2015 Project for Long Lake Ranch Community Development District.

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E. Consideration of Agreement between Long Lake Ranch CDD and Long Lake Ranch, LLC, Regarding the True-Up and Payment of Series 2015A Assessments

Mr. Roethke presented a true-up agreement between Long Lake Ranch CDD and Long Lake Ranch LLC and Ms. Mackie reviewed the details of this agreement with the Board.

On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Agreement between Long Lake Ranch CDD and Long Lake Ranch, LLC, Regarding the True-Up and Payment of Series 2015A Assessments for Long Lake Ranch Community Development District.

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F. Consideration of Agreement between the Long Lake Ranch CDD and Beazer Homes Corp., Regarding the True-Up and Payment of Series 2015A Assessments

Mr. Roethke presented a true-up agreement between Long Lake Ranch CDD and Beazer Homes and Ms. Mackie reviewed the details of this agreement with the Board.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Agreement Between Long Lake Ranch CDD and Beazer Homes Corp. Regarding the True-Up and Payment of Series 2015A Assessments for Long Lake Ranch Community Development District.

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G. Consideration of Amended and Restated Collateral Assignment and Assumption of Development Rights between the Long Lake Ranch CDD and Long Lake Ranch, LLC

Mr. Roethke presented an amended and restated collateral assignment and assumption of development rights between Long Lake Ranch CDD and Long Lake Ranch, LLC and Ms. Mackie reviewed the details of this collateral assignment 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 Collateral Assignment and Assumption of Development Rights between Long Lake Ranch CDD and Long Lake Ranch, LLC, for Long Lake Ranch Community Development District.

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H. Consideration of Collateral Assignment and Assumption of Development Rights between the Long Lake Ranch CDD and Beazer Homes Corporation

Mr. Roethke presented a Collateral Assignment and Assumption of Development Rights between the Long Lake Ranch CDD and Beazer Homes Corporation and Ms. Mackie reviewed the details of this collateral assignment with the Board.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Assignment and Assumption of Development Rights between the Long Lake Ranch CDD and Beazer Homes Corporation for Long Lake Ranch Community Development District.

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I. Consideration of Agreement by and between the Long Lake Ranch CDD and Long Lake Ranch, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property

Mr. Roethke presented an Acquisition Agreement between Long Lake Ranch CDD and Long Lake Ranch, LLC, and Ms. Mackie reviewed the details of this agreement with the Board.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Agreement between Long Lake Ranch CDD and Long Lake Ranch, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property for Long Lake Ranch Community Development District.

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J. Consideration of Agreement by and between the Long Lake Ranch CDD and Beazer Homes Corp., Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property

Mr. Roethke presented an Acquisition Agreement between Long Lake Ranch CDD and Beazer Homes and Ms. Mackie reviewed the details of this agreement with the Board.

On a motion by Ms. Valenti, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Agreement between Long Lake Ranch CDD and Beazer Homes Corp., Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property and for Long Lake Ranch Community Development District.

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K. Consideration of Resolution 2015-12, Ratifying the Acceptance and Acquisition of Certain Series 2015 Project Infrastructure; Recognizing the Contribution of Series 2015 Project Infrastructure; Accepting a Certification of District Engineer Regarding the Contribution

Mr. Roethke presented Resolution 2015-12 to the Board, Ratifying the Acceptance and Acquisition of Certain Series 2015 Project Infrastructure; Recognizing the Contribution of Series 2015 Project Infrastructure; Accepting a Certification of District Engineer Regarding the Contribution. Ms. Mackie reviewed the details of the Resolution and entertained various questions from the Board.

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On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adopted Resolution 2015-12, Ratifying the Acceptance and Acquisition of Certain Series 2015 Project Infrastructure for Long Lake Ranch Community Development District.

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L. Presentation of Notice of Series 2015 Special Assessments

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Mr. Roethke presented the Notice of Series 2015 Special Assessments and Ms. Mackie reviewed the details of this document with the Board.

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On a motion by Mr. Beeman, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Notice of Series 2015 Special Assessments for Long Lake Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Change Orders

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
2	Cornerstone	Phase 2: Amenity Area added Scope, Overall Phase 2 material Price Escalation, Directional Bores at Amenity & Trail Head Phase 3: V8 Entry Enhancement, Lake Trailhead plantings, Phase 3 material cost escalation	182,174.53	11740-
3	Cornerstone	Cul-de-sac, Trees, Shrubs, Ground Cover, Sod, Pine Bark Mini Nugget, Irrigation Installation	10,340.00	11740-

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On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved change orders 2 and 3 for the Cornerstone Landscape Agreement for Long Lake Ranch Community Development District.

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TENTH ORDER OF BUSINESS

Ratification of Proposal for Pond Vegetation Removal

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Mr. Roethke presented a previously approved proposal for the removal of pond vegetation which requires Board ratification.

On a motion by Mr. Beeman, seconded by Mr. Betz, with all in favor, the Board of Supervisors ratified the proposal from Gaydos Hydro Services for pond vegetation removal at a cost of (\$5,800.00) for Long Lake Ranch Community Development District.

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ELEVENTH ORDER OF BUSINESS

Review of Amenity Rules and Rates

Mr. Roethke presented the Amenity Rules and Rates and a discussion ensued regarding some potential changes to the rental fees. Ms. Valenti suggested lowering the reservation rates to \$50.00 for residents and \$100.00 for non-residents. The Board agreed.

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the Amenity Rules and Rates, as amended, for Long Lake Ranch Community Development District.

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TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie discussed the status of a deed in escrow for the amenity center.

B. District Engineer

No report.

C. District Manager

Mr. Roethke stated that the next meeting was scheduled for November 5, 2015 at 2:00 p.m. at the Long Lake Ranch Amenity Center located at 19037 long Lake Ranch Blvd., Lutz, FL 33558.

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THIRTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience members present to comment.

Mr. Santoro inquired about the status of the "No Trespassing Signs".

Mr. Beeman asked when the bond closing will be.

Ms. Valenti mentioned that the Town Hall and Homeowner Association meetings will be on October 29th.


Ms. Valenti said that the HOA would also like to contribute some cabinets and storage bins to the CDD amenity center.

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275 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**
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277 Mr. Roethke stated that if there was no further business to come before the Board a motion to
278 adjourn the meeting would be in order.
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On a motion by Mr. Beeman, seconded by Mr. Betz, with all in favor, the Board of Supervisors adjourned the meeting at 2:53 p.m. for Long Lake Ranch Community Development District.

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Secretary/Assistant Secretary


Chairman/Vice-Chairman