

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 Tuesday, May 5, 2016 at 2:08 p.m., at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

Present and Constituting a Quorum:

Erika Mitchell	Board Supervisor, Vice Chairman
Chris Santoro	Board Supervisor, Assistant Secretary
Walter Beeman	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 (via phone)
Brett Perez	Yellowstone Landscape
Brian Dorry	Clubhouse Manager
Brian Mahar	Yellowstone Landscape, Account Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order at 2:08 pm and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident asked a question about the proposed budget.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisor's 1st Audit Committee and Regular Meetings held on March 23, 2016.

On a Motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the 1st Audit Committee and Regular minutes of the Board of Supervisors' meeting held on March 23, 2016 as presented for Long Lake Ranch Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for March 2016**

Mr. Roethke presented the Operation and Maintenance Expenditures for March 2016 to the Board. Mr. Santoro mentioned that the lift station costs from Duke Energy should be moved to the county.

On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2016 (\$92,543.43) as presented for Long Lake Ranch Community Development District.

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FIFTH ORDER OF BUSINESS

**Ratification of Construction Requisitions #35-
38, 39, 41-44**

<u>Number</u>	<u>Name</u>	<u>Dollar Amount</u>
CUS 35	FIS Outdoor	\$941.54
CUS 36	Florida Natives Nursery, Inc.	\$2,264.12
CUS 37	Hardscapes 2, Inc.	\$34,061.62
CUS 38	Hopping Green & Sams	\$4,623.00
CUS 39	Moretrench Gigliotti Inc.	\$52,720.85
CUS 41	FIS Outdoor	\$1,692.67
CUS 42	Hardscapes 2, Inc.	\$55,639.70
CUS 43	Heidt Design	\$102.50
CUS 44	Hopping Green & Sams	\$699.50

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors ratified Construction Requisitions #35-38, 39, 41-44 for Long Lake Ranch Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Change Order #5

Mr. Roethke presented change Order #5 to the Cornerstone Contract to the Board.

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT
5	Cornerstone	Deduct for Owner Direct Purchase of Irrigation Materials through Phase 4	(\$43,793.56)
5	Cornerstone	Add 108,000SF of Bahia Sod from Nightshade entry through Round-a-bout up to Pond.	\$29,840.00

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On a Motion by Mr. Beeman, seconded by Ms. Mitchell with all in favor, the Board ratified Cornerstone's Change Order #5 for Long Lake Ranch Community Development District.

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SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roethke presented the field inspection report and Mr. Perez reviewed the details of the report with the Board. A discussion ensued regarding several landscape maintenance issues. Mr. Santoro requested a proposal for replacing sod in several areas on site. Mr. Santoro would also like the District Operations Manager to follow up with Cornerstone regarding plant warranties and replacements.

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EIGHTH ORDER OF BUSINESS

Consideration for Proposal for Additional Landscape and Irrigation Maintenance

Mr. Roethke presented a proposal from Yellowstone Landscape for new maintenance areas to be added to their contract.

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On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the proposal from Yellowstone Landscape for addition landscape maintenance areas at a cost of (\$35,979.00) annually (\$2,998.25 monthly), for Long Lake Ranch Community Development District.

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NINTH ORDER OF BUSINESS

Ratification of Proposal for Lawn Mowing

Mr. Roethke presented a previously approved proposal form Yellowstone Landscape that requires Board Ratification

On a motion by Mr. Beeman, seconded by Mr. Santoro, with all in favor, the Board of Supervisors ratified the proposal from Yellowstone Landscape for additional mowing at a cost of (\$2,067.77) for Long Lake Ranch Community Development District.

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(Mr. Perez and Mr. Dorry left while the meeting was in progress at 2:28 pm)

TENTH ORDER OF BUSINESS

Consideration of Use Agreement for Fence Installation

Mr. Roethke presented a use agreement for fence installation, and Ms. Mackie reviewed the details of this agreement with the Board. This agreement will cover a request from the HOA for a residential fence installation that encroaches on a CDD drainage easement.

On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Use Agreement for Fence Installation at Block 13 of the plat known as "Long Lake Ranch-Village 8" in substantial form for Long Lake Ranch Community Development District.

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ELLEVENTH ORDER OF BUSINESS

Ratification of Bill of Sale for village 6A

Mr. Roethke presented a previously approved Bill of Sale for Village 6A that requires Board ratification.

On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors ratified the Bill of Sale for Village 6A for Long Lake Ranch Community Development District.

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TWELVTH ORDER OF BUSINESS

Consideration of Villages 3 and 6 Special Warranty Deeds

Mr. Roethke presented Special Warranty Deeds for Villages 3 and 6, and Ms. Mackie reviewed the details of these deeds with the Board.

On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Special Warranty Deeds for Villages 3 and 6 for Long Lake Ranch Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for Additional Street Light Installation

Mr. Roethke presented a proposal from Duke Energy for the installation of an additional street light near 1830 Oak Hammock Court. A discussion ensued regarding the details of this proposal.

On a motion by Ms. Mitchell, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the proposal from Duke Energy for additional street light installation at a cost of (\$746.82) for installation and \$42.65 per month for service for Long Lake Ranch Community Development District.

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FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Pressure Washing

Mr. Roethke presented proposals for pressure washing and Mr. Dorry reviewed the details of each proposal with the Board.

On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the proposal from Rainmaker Pressure for pressure washing at a cost of (\$1,035) for Long Lake Ranch Community Development District.

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FIFTEENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2016/2017

Mr. Roethke presented the proposed budget for Fiscal Year 2016/2017 and reviewed each of the line items with the Board. A discussion ensued but the budget was not substantially changed.

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SIXTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-05, Approving Proposed Budget and Setting Public Hearing

Mr. Roethke presented Resolution 2016-05 to the Board, which will approve the proposed budget and set the date, time, and location for the Final Budget Public Hearing.

On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adopted Resolution 2016-05, setting the Public Hearing for July 7, 2016 at 2:00pm at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558 for Long Lake Ranch Community Development District.

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SEVENTEENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke presented the Registered Voter Count to the Board, which is 377, as of April 15, 2016.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Recommendation of Audit Review Committee

Mr. Roethke informed the Board that they will need to consider the recommendation made by the Audit Review Committee for Annual Audit Services.

On a motion by Mr. Beeman, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adopted the ranking of submitted proposals (Grau & Associates with 300 points as the number one proposer, Berger Toombs, Elam with 281.34 as the number two proposer and McDirmit Davis with 278.89 points as the number three proposer) made by the Audit Review Committee, and authorized District Staff to issue a Notice of Award, awarding the auditing services work to Grau & Associates for Long Lake Ranch Community Development District.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Mackie discussed an anticipated future bond issuance at the District within the next few months.

B. District Engineer

No Report

C. District Manager

Mr. Roethke stated that the next regular meeting will be cancelled and the Budget Workshop will be June 2, 2016 at 6:00 pm, at the Long Lake Ranch Amenity center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

TWENTIETH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience comments and there were no supervisor requests.

TWENTY FIRST 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. Mitchell, with all in favor, the Board of Supervisors adjourned the meeting at 3:07 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman