

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 19, 2016 at 10:00 a.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
Chris Santoro Board Supervisor, Vice Chairman
Lee Thompson Board Supervisor, Assistant Secretary
Erika Mitchell Board Supervisor, Assistant Secretary

Also Present Were:

- Joe Roethke District Manager, Rizzetta & Company, Inc.
Tucker Mackie District Counsel, Hopping Green & Sams (via phone)
Edwin Rogers District Engineer, Heidt Design (via phone)
Tyree Brown Ops Manager, Rizzetta & Company, Inc.
Brian Mahar Yellowstone Landscape, Account Manager
Brett Perez Yellowstone Landscape
Brian Dorry Clubhouse Manager

Audience

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

A resident asked about an eagle's nest and concerns with disturbance to the nest.

A resident asked about irrigation issues and erosion.

47
48
49
50
51
52

53
54
55
56
57

58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76

77
78
79
80

THIRD ORDER OF BUSINESS

Consideration of Resignation Letter from Walt Beeman

Mr. Roethke presented a resignation letter from Walt Beeman to the Board.

On a Motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors accepted Mr. Beeman's resignation letter for Long Lake Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Appointment to Vacant Board Supervisor Seat

On a Motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors appointed Lee Thompson to the vacant Board Supervisor Seat #3 for Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Officer

Mr. Roethke administered the oath to Mr. Thompson and Mr. Thompson replied in the affirmative. Mr. Roethke informed Mr. Thompson that as a Board Supervisor he is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800 per year. Mr. Thompson accepted compensation.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Re-Designating Officers

Mr. Roethke presented Resolution 2017-01 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following:

Ms. Valenti as Chairman, Mr. Andrade as Vice Chairman, with the remaining Board Members as Assistant Secretaries.

On a Motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adopted Resolution 2017-01 which re-designated the Board Supervisors for the Long Lake Ranch Community Development District.

81
82
83
84
85

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 4, 2016

On a Motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Regular minutes of the Board of Supervisors' meeting held on August 4, 2016 as presented for Long Lake Ranch Community Development District.

86
87
88
89
90
91
92

EIGHTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for July and August 2016

Ms. Valenti had a question about a Duke Energy account.

On a motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2016 (\$67,052.24) and August 2016 (\$76,379.00) as presented for Long Lake Ranch Community Development District.

93
94
95
96
97
98
99
100
101
102
103

NINTH ORDER OF BUSINESS

Ratification of Construction Requisitions #65-68, 72-73

<u>Number</u>	<u>Name</u>	<u>Dollar Amount</u>
CUS 65	Hardscapes 2, Inc.	\$37,055.17
CUS 66	Hopping Green & Sams	\$245.00
CUS 67	RIPA & Associates, LLC	\$451,081.71
CUS 68	Tree Farm 2, Inc.	\$29,417.25
CUS 72	RIPA & Associates, LLC	\$489,121.66
CUS 73	Tree Farm 2, Inc.	\$1,589.54

On a motion by Mr. Santoro, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified Construction Requisitions #65-68, 72-73 for Long Lake Ranch Community Development District.

104
105
106
107
108
109
110

TENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roethke presented the field inspection report to the Board. Mr. Mahar reviewed the items in the report and updated the Board on the current status of each item. A discussion ensued regarding several landscape maintenance issues.

111 **ELEVENTH ORDER OF BUSINESS** **Consideration of Landscape Enhancement**
112 **Proposals**
113

114 Mr. Roethke presented several landscape enhancement proposals to the Board. A discussion
115 ensued regarding each proposal.
116
117

118 On a motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of
Supervisors approved the proposals from Cornerstone for landscape enhancements at a total
cost of (\$3,780.25) for Long Lake Ranch Community Development District.

On a motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of
Supervisors approved a proposal from Yellowstone Landscape for mulch installation at a total
cost of (\$506.00) for Long Lake Ranch Community Development District.

119
120 **TWELFTH ORDER OF BUSINESS** **Ratification of Proposal for Annual**
121 **Flower Rotation**
122

123 Mr. Roethke presented a proposal for the Annual Flower Rotation, which has already been
124 approved and requires Board ratification.
125

On a motion by Mr. Santoro, seconded by Mr. Thompson, with all in favor, the Board of
Supervisors ratified the proposal from Yellowstone Landscape for annual flower rotation at a
total cost of (\$6,771.60) for Long Lake Ranch Community Development District.

126
127 *(Mr. Brown, Mr. Mahar, and Mr. Perez left while the meeting was in progress at 10:42 a.m.)*
128

129 **THIRTEENTH ORDER OF BUSINESS** **Consideration for Proposal for Midge Fly**
130 **Treatments**
131

132 Mr. Roethke presented a proposal from Gaydos Hydro Services for midge fly treatments to the
133 Board. A discussion ensued.
134

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors
approved the proposal from Gaydos Hydro Services for midge fly treatments at a total cost of
(\$13,800.00) for Long Lake Ranch Community Development District.

135
136 **FOURTEENTH ORDER OF BUSINESS** **Ratification of Village 4 Bill of Sale**
137

138 Mr. Roethke presented a Bill of Sale to the board for Village 4, which transfers the water, sewer,
139 reclaimed water lines, pipes, and related equipment to the Pasco County. This Bill of Sale has previously
140 been executed and requires Board ratification.

141

On a motion by Mr. Thompson, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors ratified the Long Lake Ranch Village 4 Bill of Sale for Long Lake Ranch Community Development District.

142

143

144

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposal for Dog Park Water

145

146

147

Mr. Roethke presented a proposal to the Board to install a new water line to the dog park. The Board did not approve this proposal at this time.

148

149

SIXTEENTH ORDER OF BUSINESS

Ratification of Duke Energy Lighting Proposal

150

151

152

Mr. Roethke presented a previously approved proposal from Duke Energy for Village 4 street lighting, which requires Board ratification.

153

On a motion by Mr. Santoro, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified Village 4 street lighting proposal from Duke Energy for Long Lake Ranch Community Development District.

154

155

156

157

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposal for Security System Software Support

158

159

Mr. Roethke presented a proposal from Securiteam for software support to the Board. A discussion ensued regarding the details of this proposal.

160

On a motion by Ms. Valenti, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the proposal from Securiteam for security system software support at a cost of (\$912.00 annually) for Long Lake Ranch Community Development District.

161

162

163

164

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposal for Card Reader Installation

165

166

Mr. Roethke presented a proposal from Securiteam for an additional card reader installation to the Board.

167

On a motion by Mr. Santoro, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the proposal from Securiteam for a card reader installation at a cost of (\$2,660.00) for Long Lake Ranch Community Development District.

168

169

170

171

172

NINETEENTH ORDER OF BUSINESS

Ratification of Proposals for CDD Insurance

Mr. Roethke presented a proposal for CDD Insurance that has been previously approved and requires Board ratification.

173

On a motion by Mr. Thompson, seconded by Ms. Mitchell with all in favor, the Board of Supervisors ratified the proposal from Egis for CDD insurance at a total cost of (\$12,741.00) for Long Lake Ranch Community Development District.

174

175

TWENTIETH ORDER OF BUSINESS

Consideration of Proposal for Reserve Study

176

177

Mr. Roethke presented a proposal from Florida Reserve Study and Appraisal for a CDD Reserve Study.

178

179

On a motion by Ms. Valenti, seconded by Mr. Santoro, with all in favor, the Board of Supervisors approved the proposal from Florida Reserve Study and Appraisal for a CDD Reserve Study at a cost of (\$3,600.00) to be completed after the installation of property within Villages 1 & 4 for Long Lake Ranch Community Development District.

180

181

TWENTY-FIRST ORDER OF BUSINESS

Consideration of Resolution 2017-02, Re-designating Treasurer of District

182

183

184

Mr. Roethke presented resolution 2017-02 to the Board which will re-designate Bill Rizzetta as the Treasurer of the District.

185

186

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2017-02 for Long Lake Ranch Community Development District.

187

188

TWENTY-SECOND ORDER OF BUSINESS

Consideration of Resolution 2017-03, Prompt Payment Policies and Procedures

189

190

191

Mr. Roethke presented resolution 2017-03 and Ms. Mackie reviewed the details of this Resolution with the Board.

192

193

On a motion by Mr. Santoro, seconded by Ms. Mitchell with all in favor, the Board of Supervisors adopted Resolution 2017-03 for Long Lake Ranch Community Development District.

194

195

TWENTY-THIRD ORDER OF BUSINESS

Consideration of Resolution 2017-04, Amending the Assessment Collection Schedule for FY16-17

196

197

198

199

Mr. Roethke presented resolution 2017-04 to the Board which will amend the assessment collection schedule for Fiscal Year 2016/2017.

200

201

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2017-04 for Long Lake Ranch Community Development District.

202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230

TWENTY-FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Mackie updated the Board on the status of the 2016 Bond issuance.
- B. District Engineer
No report.
- C. Clubhouse Manager
Mr. Dorry reviewed the Clubhouse Management report with the Board.
- D. District Manager
Mr. Roethke stated that the next meeting is scheduled for Thursday, November 3, 2016 at 2:00 p.m. at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

TWENTY-FIFTH ORDER OF BUSINESS

Audience Comments

A resident asked about street signs and budget items.

TWENTY-SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TWENTY-SEVENTH 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. Thompson, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adjourned the meeting at 11:20 a.m. for Long Lake Ranch Community Development District.

231
232
233
234
235


Secretary/Assistant Secretary


Chairman/Vice-Chairman