

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 7, 2017 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
Keith Malcuit	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary

Also Present Were:

Joe Roethke	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams (via phone)
Brian Dorry	Clubhouse Manager
Stephen Bennett	

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Consideration of Appointments to Vacant Board Supervisor Seats

On a motion by Mr. Malcuit, seconded by Ms. Valenti, with all in favor, the Board of Supervisors appointed Stephen Bennett to open Board Supervisor Seat #2 for Long Lake Ranch Community Development District.

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43 **THIRD ORDER OF BUSINESS**

**Administer Oath of Office to Newly Appointed
Officer**

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46 Mr. Roethke administered the oath to Mr. Bennett and Mr. Bennett replied in the affirmative. Mr.
47 Roethke informed Mr. Bennett that as a Board Supervisor he is entitled to compensation of \$200.00 per
48 meeting, up to an annual maximum of \$4,800 per year. Mr. Bennett declined compensation.
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50 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-15, Re-
Designating Officers**

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53 Mr. Roethke presented Resolution 2017-15 to the Board, which will re-designate the
54 officers of the District. The Board appointed the designations as following: Betty Valenti as Chairman,
55 Keith Malcuit as Vice Chairman with the remaining Board Members as Assistant Secretaries.
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On a motion by Mr. Thompson, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors adopted resolution 2017-15 for Long Lake Ranch Community Development District.

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58 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on July 6,
2017**

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On a Motion by Ms. Valenti, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved the Regular Minutes of the Board of Supervisors' meeting held on July 6, 2017 as presented for Long Lake Ranch Community Development District.

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64 **SIXTH ORDER OF BUSINESS**

**Consideration of the Operation and
Maintenance Expenditures for June and July
2017**

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On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2017 (\$101,160.44) and July 2017 (\$76,703.85) as presented for Long Lake Ranch Community Development District.

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69 **SEVENTH ORDER OF BUSINESS**

Ratification of 2015 Construction Requisitions:

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EIGHTH ORDER OF BUSINESS

Ratification of 2016 Construction Requisitions:

There were none.

NINTH ORDER OF BUSINESS

Ratification of Change Order

There were none.

TENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Roethke presented the field inspection report to the Board. Ms. Valenti asked about additional areas requiring maintenance. These are covered in the proposal behind Tab 7 in the agenda.

ELEVENTH ORDER OF BUSINESS

Consideration for Landscape Maintenance Addendum for Pool and Road Easement

Mr. Roethke presented an addendum for landscape maintenance additional maintenance areas associated with new amenities to the Board. This will be the final addendum that adds all property to the maintenance agreement.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved addendum to Yellowstone's landscape and irrigation maintenance contract at a total additional cost of (\$14,022.00 annually) for Long Lake Ranch Community Development District.

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TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Pond Maintenance

Mr. Roethke presented a proposal for pond maintenance to the Board. This will add any remaining ponds to the current maintenance agreement.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved proposal from Gaydos Hydro Services to add ponds to the current maintenance agreement at an additional cost of (\$8,040 annually) for Long Lake Ranch Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for Wetland Tree Removal

Mr. Roethke presented a proposal for wetland tree removal to the Board. The Board would like to revisit this at a later date during the dry season.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Painting
Clubhouse**

Mr. Roethke presented a proposal for painting clubhouse to the Board. A discussion ensued.

On a motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the proposal from The Daily Group for clubhouse painting, pending confirmation of use of Sherwin Williams paint at a cost of not-to-exceed amount of (\$16,000), with final sign-off by Board Chair for Long Lake Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Ratification of Proposal for Clubhouse Gate
Repairs**

Mr. Roethke presented a proposal for clubhouse gate repairs to the Board that was already approved and needed to be ratified.

On a motion by Mr. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors ratified the proposal from Jayman Enterprises for clubhouse gate repairs in the amount of (\$685.00) for Long Lake Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Janitorial
Services**

Mr. Roethke presented a proposal for janitorial services to the Board. Mr. Roethke noted that effective August 1, 2017 the price for regular and existing janitorial service to both the clubhouse and park restrooms will increase to \$400 per month for twice a week cleanings. Additional price increase of \$200 will take into affect once the third bathroom and pool area is open and serviced.

On a motion by Mr. Bennett, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the proposal for janitorial services from Rainmaker Pressure Cleaning, LLC in the amount of (\$600.00 monthly) for Long Lake Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Pest Control
Services**

Mr. Roethke presented a proposal for pest control services to the Board. The first proposal is for pest control services at the new amenity area and the second is for flea and tick control at the dog park area.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved proposals from Nvirotect for additional services at the new amenity, pavilions, and dog park at a total additional cost of (\$140/month) for Long Lake Ranch Community Development District.

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EIGHTEENTH ORDER OF BUSINESS Consideration of Request to Hold Tennis Lessons

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Mr. Roethke presented a request to hold tennis lessons at the District tennis facilities to the Board. Mr. Dorry reviewed the details of this request with the Board. The Board would like to see additional details regarding the scheduling and costs of this program. This will be revisited at a future meeting.

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NINETEENTH ORDER OF BUSINESS Consideration of Proposal for Holiday Decor

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Mr. Roethke presented a proposal for holiday decor to the Board.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the proposal from Illuminations Holiday Lighting for holiday décor in the amount of (\$13,200.00) for Long Lake Ranch Community Development District.

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**TWENTIETH ORDER OF BUSINESS Consideration of Resolution 2017-16, Adopting FY
2017/2018 Meeting Schedule**

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Mr. Roethke presented Resolution 2017-16 to the Board which will adopt the meeting schedule for Fiscal Year 2017/2018.

On a motion by Mr. Bennett, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors adopted Resolution 2017-16 for Long Lake Ranch Community Development District.

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**TWENTY-FIRST ORDER OF BUSINESS Consideration of Resolution 2017-17, Alternative
Investment Guidelines**

Mr. Roethke presented Resolution 2017-17 to the Board regarding alternative investment guidelines.

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors adopted Resolution 2017-17 for Long Lake Ranch Community Development District.

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166 **TWENTY-SECOND ORDER OF BUSINESS** **Presentation of Arbitrage Rebate Calculation**
167 **Report Series 2014A-1 and 2014A-2**
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169 Mr. Roethke presented Arbitrage Rebate Calculation Report Series 2014A-1 and 2014A-2
170 to the Board and noted that there is no arbitrage liability at this time.
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172 **TWENTY-THIRD ORDER OF BUSINESS** **Consideration of Insurance Proposal**
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174 Mr. Roethke presented an insurance proposal from Egis to the Board.
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On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the proposal from Egis for insurance at a cost of (\$12,741.00) for Long Lake Ranch Community Development District.

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177 **TWENTY-FOURTH ORDER OF BUSINESS** **Consideration of Acceptance of Deed from**
178 **Long Lake Ranch LLC for Certain Tracts**
179 **Located within Villages 1A, 1B, and 4**
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181 Mr. Roethke presented a Deed for acceptance from Long Lake Ranch LLC for Certain Tracts
182 located within Villages 1A, 1B, and 4 to the Board. This item has been tabled until next meeting due
183 to changes needed in the legal description.
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185 **TWENTY-FIFTH ORDER OF BUSINESS** **Consideration of Proposal for Additional**
186 **Security at Fence behind Amenity**
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188 This item has been tabled until the next meeting as proposals were not available.
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191 **TWENTY-SIXTH ORDER OF BUSINESS** **Staff Reports**
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193 A. District Counsel
194 No report.

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196 B. District Engineer
197 Not present.

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199 C. Clubhouse Manager.
200 Mr. Dorry reviewed the Clubhouse Management Report with the Board.
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202 Mr. Dorry informed the Board that the clubhouse will be closed and not staffed from
203 Friday, September 8th, through Monday, September 11th, due to the impending hurricane.
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205 D. District Manager

206 Mr. Roethke stated that the next regular meeting will be on Thursday, October 5, 2017 at
207 5:30 pm, at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch
208 Blvd., Lutz, FL 33558.
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210 **TWENTY-SEVENTH ORDER OF BUSINESS** **Audience Comments**

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212 There were no audience comments made.
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214 **TWENTY-EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

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216 Mr. Malcuit discussed pickle ball courts and asked for proposals for retro-fitting tennis courts for
217 pickle ball.
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219 Ms. Valenti discussed landscape updates to reduce costs for annual rotations going forward, and
220 she discussed several proposals to make those changes.
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On a motion by Mr. Malcuit, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved proposals from Yellowstone Landscape for annual rotation, plant installations, and plant replacements at a total cost of (\$17,396.27) for Long Lake Ranch Community Development District.

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223 **TWENTY-NINTH ORDER OF BUSINESS** **Adjournment**
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225 Mr. Roethke stated that if there was no further business to come before the Board a motion to
226 adjourn the meeting would be in order.
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On a motion by Mr. Bennett, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 3:12 p.m. for Long Lake Ranch Community Development District.

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233 Secretary/Assistant Secretary


Chairman/Vice-Chairman

LONG LAKE RANCH CDD
EXHIBIT TO 9-7-17 MINUTES:
Annual Bed Reduction
Entrance Monument Enhancement
Fall Annual Rotation
Pond 50A and Sunlake Wall Sod



Enhancement Proposal

Job Name:	Annual Bed Reduction Plants	Proposal #
Property Name:	Long Lake Ranch CDD	Date: September 1, 2017
Client:	Long Lake Ranch CDD	
Address:	Attn: Betty Valenti c/o Rizzetta & Company Inc. 5844 Old Pasco Rd Suite 100	
City/State/Zip:	Wesley Chapel, FL 33544	
Phone:	813-994-1001	

NOTES:

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to remove 9 full annual beds and 4 partial annual beds, then install new 1 gallon Lirope in them. New mulch will be installed. The 3 large beds along LLR Blvd will have a 2' strip of annuals removed around them and new 2" brown river rock will be installed. We will be adding new soil and annuals to the Nightshade and LLR Blvd monument as well as the tower monument on the south east side of LLR Blvd. Both beds will have a half moon shaped bed.

Materials & Services	Quantity	Unit Price	Total
Lirope . 1 Gallon	588	\$ 7.75	\$ 4,557.00
Juniper. 3 Gallon	8	\$ 15.00	\$ 120.00
. 2" Brown River Rock, Delivery, Labor and Installation	1	\$ 623.76	\$ 623.76
. Soil, Delivery, Labor and Installation	1	\$ 260.21	\$ 260.21
. Pine Bark Mini Nuggets 3 cu ft Bags	60	\$ 8.05	\$ 483.00
Labor, Removal, Disposal and Installation	1	\$ 2,639.00	\$ 2,639.00
TOTAL PRICE		\$	8,682.97

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:
Brian Mahar

Date:

Date: September 1, 2017

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:



Enhancement Proposal

Job Name:	Entrance Monument Enhancemant	Proposal #	
Property Name:	Long Lake Ranch CDD	Date:	September 1, 2017
Client:	Long Lake Ranch CDD		
Address:	Attn: Betty Valenti c/o Rizzetta & Company Inc. 5844 Old Pasco Rd Suite 100		
City/State/Zip:	Wesley Chapel, FL 33544		
Phone:	813-994-1001		

NOTES: **0**

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to remove the existing plants from the entrance monument, we will replace with new plant material. Thanks

Wax Myrtle . 7 Gallon	17	\$	58.00	\$	986.00
Plumbago. 3 Gallon	29	\$	15.00	\$	435.00
Bark Nuggets.	27	\$	8.05	\$	217.35
Removal, Disposal, Labor and Installation	1	\$	377.00	\$	377.00

TOTAL PRICE **\$ 2,015.35**

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.
 Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client: _____

Prepared by: *Brian Mahar*

Date: _____

Date: September 1, 2017

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:



Enhancement Proposal

Job Name:	2017 Fall Annual Rotation	Proposal #	
Property Name:	Long Lake Ranch CDD	Date:	September 1, 2017
Client:	Long Lake Ranch CDD		
Address:	Attn: Betty Valenti c/o Rizzetta & Company Inc. 5844 Old Pasco Rd Suite 100		
City/State/Zip:	Wesley Chapel, FL 33544		
Phone:	813-994-1001		

NOTES: **0**

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to remove the summer annuals and install new fall annuals to the beds. Thanks.
 Price includes removal, disposal, materials, installation and labor.

Orange and Yellow Fall Flowers	3,510	\$	1.50	\$ 5,265.00
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TOTAL PRICE	\$	5,265.00
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ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:
Brian Mahar

Date:

Date: September 1, 2017

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed:



Enhancement Proposal

Job Name:	Sunlake and Pond 50A Wall Sod	Proposal #
Property Name:	Long Lake Ranch CDD	Date: September 1, 2017
Client:	Long Lake Ranch CDD	
Address:	Attn: Betty Valenti c/o Rizzetta & Company Inc. 5844 Old Pasco Rd Suite 100	
City/State/Zip:	Wesley Chapel, FL 33544	
Phone:	813-994-1001	

NOTES: **0**

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to install new bahia sod along the back wall on pond 50A that connects to the Sunlake wall. Tree rings will be created and mulched. Thanks!
PRICE PER SQFT IS HIGHER DUE TO LIMITED ACCESS TO THE AREA. SOD WILL HAVE TO BE BROUGHT IN MANUALLY/BY HAND.

Bark Nuggets.	19	\$	8.05	\$	152.95
Bahia Sod, Labor and Installation	1,280	\$	1.00	\$	1,280.00
TOTAL PRICE					\$ 1,432.95

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.
 Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:
Brian Mahar

Date:

Date: September 1, 2017

Internal Use Only	
Project Number:	District: San Antonio
PO Reference:	Date Work Completed: