

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, November 2, 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
Lee Thompson	Board Supervisor, Assistant Secretary
Greg Crawford	Board Supervisor, Assistant Secretary

Also Present Were:

Joe Roethke	Regional District Manager, Rizzetta & Co
Tucker Mackie	District Counsel, Hopping Green & Sams
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

A resident asked about storm water drainage issues and landscaping issues.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 7, 2017

Ms. Valenti mentioned a typo in the 17th order of business at the top of page 5.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved, as amended, the Regular Minutes of the Board of Supervisors' meeting held on September 7, 2017 as presented for Long Lake Ranch Community Development District.

43 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation and**
44 **Maintenance Expenditures for August and**
45 **September 2017**
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On a motion by Ms. Valenti, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2017 (\$67,868.98) and September 2017 (\$92,989.90) as presented for Long Lake Ranch Community Development District.

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48 **FIFTH ORDER OF BUSINESS** **Ratification of 2015 Construction Requisitions:**

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50 There were none.

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52 **SIXTH ORDER OF BUSINESS** **Ratification of 2016 Construction Requisitions:**

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54 There were none.

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56 **SEVENTH ORDER OF BUSINESS** **Ratification of Change Order**

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58 There were none.

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60 **EIGHTH ORDER OF BUSINESS** **Presentation of Field Inspection Report**

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62 Mr. Roethke presented the field inspection report to the Board. Ms. Valenti mentioned that
63 there are still some trees that haven't been straightened since the hurricane. Ms. Valenti also discussed
64 some warranty replacements from Cornerstone at the Primrose Estates entry and monument landscape
65 replacements from Yellowstone.

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67 **1. Consideration of Landscape Proposals**

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69 Mr. Roethke presented several landscape enhancement proposals 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 proposals from Yellowstone Landscape at a total cost of (\$56,725.40) for Long Lake Ranch Community Development District.

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72 **NINTH ORDER OF BUSINESS** **Consideration for Proposal for Midge Fly**
73 **Treatments**
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75 Mr. Roethke presented a proposal for midge fly treatments to the Board. This will add regular
76 midge fly treatments to all the newer ponds that were added to the standard maintenance contract after the
77 last meeting.

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On a motion by Ms. Valenti, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved proposal from GHS Environmental for midge fly treatments at a cost of (\$600 monthly) for Long Lake Ranch Community Development District.

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TENTH ORDER OF BUSINESS

Consideration of Proposal for Fish Stocking

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This item was tabled.

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ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Additional Security at Fence behind Amenity

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Mr. Roethke presented a proposal for additional security at fence behind amenity to the Board.

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Mr. Dorry reviewed the details of these proposals with the Board. A discussion ensued. The Board would like to look at options for adding signage to these areas instead of adding security. Mr. Dorry will take care of this.

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TWELFTH ORDER OF BUSINESS

Consideration of Request to Hold Tennis Lessons

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Mr. Roethke presented a request to hold tennis lessons to the Board. Mr. Dorry reviewed the details of this request with the Board. A discussion ensued regarding insurance requirements.

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On a motion by Mr. Thompson, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved the vendor agreement with Peter Chow for tennis lessons at Long Lake Ranch CDD pending review by District Counsel for Long Lake Ranch Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Consideration of Acceptance of Deed from Long Lake Ranch LLC for Certain Tracts located within Villages 1A, 1B, and 4

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Mr. Roethke presented a deed for acceptance from Long Lake Ranch LLC for Certain Tracts located within Villages 1A, 1B, and 4 to the Board. Ms. Mackie reviewed the details of this Deed with the Board.

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On a motion by Ms. Valenti, seconded by Mr. Crawford, with all in favor, the Board of Supervisors accepted Special Warranty Deed for Villages 1A, 1B, and 4 for Long Lake Ranch Community Development District.

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FOURTEENTH ORDER OF BUSINESS

Ratification of Bill of Sale to Pasco County of Water and Wastewater Facilities in Long Lake Ranch- Village 3

Mr. Roethke presented a bill of sale to Pasco County of water and wastewater facilities in Long Lake Ranch for Village 3 to the Board that was already approved and needed to be ratified.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Bill of Sale to Pasco County of Water and Wastewater Facilities in Long Lake Ranch for Village 3 for Long Lake Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Engagement Letter from Grau & Associates

Mr. Roethke presented an engagement letter from Grau & Associates for the FY 2017. Mr. Roethke informed the Board that due to additional bond issuances, the annual audit fees for FY ending 2017 will be increasing. Ms. Mackie recommended changing the due date of the audit to April 30, 2018.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Grau engagement letter for auditing services for FY 2017 in the amount of (\$6,300), including due date change to April 30, 2018 for Long Lake Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
Mr. Roethke informed the Board that the District engineer is reviewing storm water system issues and will provide a recommendation for repairs.
- C. Clubhouse Manager
Mr. Dorry reviewed the Clubhouse Management Report with the Board.
- D. District Manager
Mr. Roethke stated that the next regular meeting will be on Thursday, December 7, 2017 at 5:30 pm, at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

SEVENTEENTH ORDER OF BUSINESS Audience Comments

A resident asked about landscape replacement warranties, holiday décor costs, clubhouse painting, and mulch installation.

A resident asked about pickle ball court lines.

EIGHTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Valenti mentioned trespassing issues on Daggerwind Blvd. and suggested adding additional signage.

NINETEENTH 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 Mr. Crawford, with all in favor, the Board of Supervisors adjourned the meeting at 2:59 p.m. for Long Lake Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman