

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, December 7, 2017 at 5:32 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	<b>Board Supervisor, Chairman</b>
Keith Malcuit	<b>Board Supervisor, Vice Chairman</b> <i>(arrived at 5:37 pm)</i>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Stephen Bennett	<b>Board Supervisor, Assistant Secretary</b>

Also Present Were:

Joe Roethke	<b>Regional District Manager, Rizzetta &amp; Co, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping Green &amp; Sams</b> <i>(via phone)</i>
Tyree Brown	<b>Field Services Manager, Rizzetta &amp; Co, Inc.</b>
Brian Dorry	<b>Clubhouse Manager</b>

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 accessibility of sidewalks and street parking.

A resident asked about drainage system, landscaping, and sidewalk repairs.

A resident asked about pickleball lines.

A resident asked about construction traffic.

A resident asked about erosion repairs and street lights.

A resident asked about midge fly issues.

A resident asked about bench installations on large pond.

52 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Regular Meeting held on  
November 2, 2017**

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 November 2, 2017 as presented for Long Lake Ranch Community Development District.

56 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for October 2017**

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2017 (\$87,300.99) as presented for Long Lake Ranch Community Development District.

60 **FIFTH ORDER OF BUSINESS**

**Ratification of 2015 Construction Requisitions:**

62 There were none.

64 **SIXTH ORDER OF BUSINESS**

**Ratification of 2016 Construction Requisitions:**

NUMBER	NAME	DOLLAR AMOUNT
CUS 30	Hardscapes 2, Inc.	ON HOLD
CUS 31	Hardscapes 2, Inc.	ON HOLD
CUS 32	Hopping Green & Sams	\$147.00
CUS 33	RIPA & Associates, LLC	ON HOLD
CUS 34	RIPA & Associates, LLC	ON HOLD
CUS 35	Hopping Green & Sams	\$245.00
CUS 36	Securiteam	ON HOLD
CUS 37	Florida Natives Nursey, Inc.	ON HOLD
CUS 38	RIPA & Associates, LLC	\$9,610.60

On a motion by Mr. Bennett, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified 2016 Construction Requisitions #30-38 for Long Lake Ranch Community Development District.

83 **SEVENTH ORDER OF BUSINESS**

**Ratification of Change Order**

86 There were none.

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**EIGHTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Roethke presented the field inspection report to the Board. Mr. Brown reviewed any issues presented in the report and entertained various questions from the Board. Mr. Brown is discussing alternate plans for landscaping replacements around the large lake with the landscape vendor.

**1. Consideration of Landscape Proposals**

**A. Winter Annual Rotation Proposal**

Mr. Roethke presented a proposal for Winter Annual Rotation to the Board.

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved proposal from Yellowstone Landscape for Winter Annual Rotation at a total cost of (\$5,749.00) for Long Lake Ranch Community Development District.

**B. Dog Park Fence Line Enhancement Proposal**

Mr. Roethke presented a Proposal for Dog Park Line Enhancement to the Board. Mr. Brown recommended grading this area before installing any new plant material.

**C. Clubhouse Entrance Enhancement Proposal**

Mr. Roethke presented a proposal for the Clubhouse Entrance Enhancement to the Board. The Board requested additional options for alternate plant material on this proposal.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Fish Stocking**

Mr. Roethke presented a proposal for Fish Stocking to the Board. The Board discussed the details of this proposal and asked several questions. The Board would like additional details on this proposal, including the type of fish to be stocked.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pool Furniture**

Mr. Roethke presented a proposal for Pool Furniture to the Board.

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved proposal from Sunbrite Furniture for additional pool furniture at a total cost of (\$8,945.00) for Long Lake Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Additional Signage**

Mr. Roethke presented a proposal for Additional Signage to the Board.

On a motion by Ms. Valenti, seconded by Mr. Malcuit, with all in favor, the Board of Supervisors approved proposal from OnSight Signage for additional conservation area, pond, and trespassing signage at a total cost of (\$937.15) for Long Lake Ranch Community Development District.

129 **TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-01,  
Designating Primary Administrative Office**

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Mr. Roethke presented Resolution 2018-01, Designating Primary Administrative Office to the Board.

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors adopted Resolution 2018-01, Designating Primary Administrative Office to the Board for Long Lake Ranch Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**

**Discussion Regarding Request for CDD Property  
Alteration for Residential Pool Installation**

Mr. Roethke presented temporary access agreements to the Board, which will allow a pool installer to temporarily remove a CDD fence in order to access residential property for this pool installation.

On a motion by Ms. Valenti, seconded by Mr. Bennett, with all in favor, the Board of Supervisors approved temporary access agreements for 1032 and 1064 Multiflora Loop for Long Lake Ranch Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Pickleball Court  
Striping**

Mr. Roethke presented a proposal for Pickleball Court Striping to the Board. A discussion ensued.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved a not-to-exceed amount of (\$1,500.00) for pickleball striping and portable pickleball nets for Long Lake Ranch Community Development District.

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**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Not present.

C. Clubhouse Manager  
Mr. Dorry presented the Clubhouse Management Report to the Board.

Mr. Dorry presented a proposal from Poop 911 for additional dog waste stations.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved to install 3 dog stations and weekly service to be added to the current service agreement for Long Lake Ranch Community Development District.

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D. District Manager  
Mr. Roethke stated that the next regular meeting will be on Thursday, January 4, 2018 at 2:00 p.m., at the Long Lake Ranch Amenity Center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

**SIXTEENTH ORDER OF BUSINESS**

**Audience Comments**

A resident asked about line-of-sight issues with landscape in medians and new infrastructure construction.

A resident asked about gator removals.

A resident asked about holiday light issues and a request was made to bid this out to multiple companies next year.

A resident asked about landscaping issues.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

None.

**EIGHTEENTH 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. Malcuit, seconded by Mr. Bennett, with all in favor, the Board of Supervisors adjourned the meeting at 7:08 p.m. for Long Lake Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice-Chairman